



WASHOE COUNTY BOARD OF ADJUSTMENT NOTICE OF MEETING AND AGENDA

Board of Adjustment Members

Robert F. Wideman, Chair
Mary S. Harcinske, Vice Chair
Philip J. Horan
Richard "R.J." Cieri
Kim Toulouse
Kimberly H. Robinson, MUP, Secretary

Thursday October 6, 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)

- **Special Use Permit Case No. SB11-004 - Valle Vista** (continued from August 4, 2011 meeting)
- **Special Use Permit Case No. SB11-005 – Sky Tavern Monopine**
- **Special Use Permit Case No. SB11-010 – Sugarloaf Substation Telecommunications Monopole/Antenna**
- **Special Use Permit Case No. SB11-011 – Bella Vista Monopole**
- **Administrative Permit Case No. AP11-004 – Sun Valley Day Care Center**
- **Special Use Permit Case No. SB11-009 – Granite Construction Aggregate Facility**
- **Variance Case No. VA11-005 – Ing Living Trust**
- **Special Use Permit Case No. SB11-008 – Sierra Point**
- **Administrative Permit Case No. AP11-005 - New Covenant Ministry**
- **Special Use Permit Case No. SB11-006 – Diamond Peak AT&T Cell Site**
- **Special Use Permit Case No. SB11-007 – Enterprise Products Operating LLC**
- **Amendment of Conditions Case No. AC11 - 006 - Palomino Valley General Improvement District (PVGID)**
- **Appeal Case Nos. AX11-001 through-004 - Gary Schmidt Sign Decision**

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.

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.

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

August 4, 2011

8. 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

9. *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.)

10. Consent Items

None

11. Project Review Items - Possible action to approve/disapprove or recommend approval/disapproval (with or without conditions) the following project applications:

A. PUBLIC HEARING: Special Use Permit Case No. SB11-004 - Valle Vista (continued from August 4, 2011 meeting) - 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 Monsalvè, AICP, Senior Planner
Phone: 775.328.3608
Email: smonsalve@washoecounty.us

B. PUBLIC HEARING: Special Use Permit Case No. SB11-005 - Sky Tavern Monopine -

To install a new 100-foot tall telecommunications pole in the form of a “Monopine” stealth design and all necessary ancillary equipment at Sky Tavern ski area.

- Location: 21130 Mt. Rose Highway
- Assessor’s Parcel Number: 048-050-03
- Parcel Size: 143.07 (project area - 800 sq. feet)
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: Forest
- Citizen Advisory Board: Galena-Steamboat
- Commission District: 1 – Commissioner Breternitz
- Development Code: Authorized in Article 324, Communication Facilities & Article 810, Special Use Permits
- Section/Township/Range: Within Section 17, T17N, R19E, MDM Washoe County, NV
- Staff: Sandra Monsalvè, AICP, Senior Planner
Phone: 775.328.3608
Email: smonsalve@washoecounty.us

C. PUBLIC HEARING: Special Use Permit Case No. SB11-010 for Sugarloaf Substation Telecommunications Monopole/Antenna - To add a ±93 foot slim-line monopole with a commercial antenna to an existing NV Energy substation as a component of Nevada’s Advanced Service Delivery (ASD) project, a part of the Smart Grid program for Nevada.

- Location: 1150 Sha Neva Road, Spanish Springs
- Assessor’s Parcel Number: 530-931-01
- Parcel Size: 2.56
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Commission District: 4 – Commissioner Larkin
- Development Code: Authorized in Article: Article 324, Communications Facilities, and Article 810 Special Use Permits.
- TMSA: Within the Truckee Meadows Service Area
- Section/Township/Range: Within Section 14, T21N, R20E, MDM Washoe County, NV
- Staff: Sandra Monsalvè, AICP, Senior Planner
Phone: 775.328.3608
Email: smonsalve@washoecounty.us

D. PUBLIC HEARING: Special Use Permit Case No. SB11- 011 - Bella Vista Monopole - To add a 45.5-foot slim-line monopole to support a new commercial antenna and associated ground facilities to the existing Bella Vista substation facility as a component of NV Energy’s Advanced Service Delivery project, a part of their Smart Meter/Smart Grid Program, which allows for remote reading of electric meters.

- Location: 4300 Alexander Lake Road, located at the southeastern corner of the McCarran Boulevard South and Alexander Lake Road intersection in southeast Reno
- Assessor’s Parcel Number: 164-351-03
- Parcel Size: + 18.8 acres

- Project Area: + 1.6 acres
- Regulatory Zone: Public and Semi Public Facilities (PSP)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: Southeast Truckee Meadows
- Commission District: District 2 – Commissioner Humke
- Development Code: Authorized in Article 324, Communication Facilities, and Article 810 Special Use Permits
- TMSA: Within the Truckee Meadows Service Area
- Section/Township/Range: Within Section 32, T19N, R20E, MDM
Washoe County, NV
- Staff: Sandra Monsalvè, AICP, Senior Planner
Phone: 775.328.3608
Email: smonsalve@washoecounty.us

E. PUBLIC HEARING: Administrative Permit Case No. AP11-004 - Sun Valley Day Care Center - To allow owner to lease daycare center to an experienced operator that will reopen and operate an existing daycare facility.

- Location: 4845 Sun Valley Boulevard in Sun Valley
- Assessor's Parcel No.(s): 035-073-13 and 035-073-16
- Parcel Size: ±0.038 and ±0.449 acres
- Current Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 3 – Commissioner Jung
- Development Code: Authorized in Article 302
- Section/Township/Range: Within Section1, T20N, R20E, MDM
Washoe County, NV
- Staff: Don Morehouse, Planner
Phone: 775.328.3632
Email: dmorehouse@washoecounty.us

F. PUBLIC HEARING: Special Use Permit Case No. SB11-009 - Granite Construction Aggregate Facility - To continue sand removal and screening operations for the portion of the aggregate facility that is within the boundaries of Washoe County located in Wadsworth, NV, which began operations in 1998 under SPB7-15-98 and was renewed under SB04-011 by the Board of Adjustment in 2004.

- Location: North of I-80 along State Route 427, approximately 388 feet northeast of the intersection of Lincoln Highway and State Route 427
- Assessor's Parcel No.(s): 084-640-01, -02, -03, -06, -07; 084-220-40, -41, -42
- Parcel Size: 128.88 acres
- Current Regulatory Zone(s): General Rural (GR), Medium Density Suburban (MDS)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Commission District: 4 – Commissioner Larkin
- Development Code: Authorized in Article 810, Special Use Permits
- Section/Township/Range: Within Section 3, T20N, R24E, MDM
Washoe County, NV

- Staff: Don Morehouse, Planner
Phone: 775.328.3632
Email: dmorehouse@washoecounty.us

G. PUBLIC HEARING: Variance Case No. VA11-005 - Ing Living Trust - To vary the allowed height of a retaining wall from 4.5 feet within the front yard setback and from 6 feet in the remainder of the lot to a height not greater than 10.5 feet. The retaining wall is existing and no further construction is being requested.

- Location: 40 Pronghorn Court
- Assessor's Parcel No.: 220-052-09
- Parcel Size: 1.32 acres
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: West Truckee Meadows
- Commission District: 1 – Commissioner Breternitz
- Development Code: Authorized in Article 804 Variances
- Section/Township/Range: Within Section 19, T19N, R29E, MDM
Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner
Phone: 775.328.3796
Email: ekrause@washoecounty.us

H. PUBLIC HEARING: Special Use Permit No. SB11-008 - Sierra Point - Grading to deepen and widen an existing flood control channel to improve FEMA rating.

- Location: 4700 Sun Valley Boulevard
- Assessor's Parcel No.(s): 035-170-01, 035-366-01, 035-064-05, 035-064-06
- Parcel Size: 6.38 acres
- Current Regulatory Zone(s): Medium Density Urban (MDU)
Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 3 – Commissioner Jung
- Development Code: Authorized in Article: 810, Special Use Permits
- Section/Township/Range: Within Section 30, T20, R20E, MDM
Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner
Phone: 775.328.3796
Email: ekrause@washoecounty.us

I. PUBLIC HEARING: Administrative Permit Case No. AP11-005 - New Covenant Ministry - To use an existing commercial building for a meeting hall (religious assembly).

- Location: 5150 Sun Valley Boulevard
- Assessor's Parcel No.: 085-851-01
- Parcel Size: 0.324 acres
- Current Regulatory Zone: General Commercial
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 5 – Commissioner Weber

- Development Code: Authorized in Article 808 Administrative Permits
- Specific Plan: Within the Sun Valley Specific Plan
- Section/Township/Range: Within Section 19, T20N, R20E, MDM
Washoe County, NV
- Staff: Eva M. Krause, AICP Planner
Phone: 775.328.3796
Email: ekrause@washoecounty.us

J. PUBLIC HEARING: Special Use Permit Case No SB11-006 - Diamond Peak AT&T Cell Site - To construct a 58-foot tall monopine wireless communication facility with associated equipment shelter. The proposed monopole will be camouflaged as a pine tree and will be located at the Diamond Peak Ski Resort.

- Location: Snowflake Lodge at Diamond Peak Ski Resort, up
Ski Way from Hwy 28
- Assessor's Parcel No: 126-010-60
- Parcel Size: ±367.33 acres
- Regulatory Zone: Parks and Recreation
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay CAB
- Development Code: Authorized in Article 324, Communication Facilities &
Article 810, Special Use Permits
- Commission District: 1 – Commissioner Breternitz
- Section/Township/Range: Within Section 13 T16 R18 MDM
Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Phone: 775.328.3620
Email: tlloyd@washoecounty.us

K. PUBLIC HEARING: Special Use Permit Case No. SB11-007 - Enterprise Products Operating LLC - To add a new prefabricated office building with dimensions of 14' by 30' to an existing industrial facility and remove the existing smaller modular office structure.

- Location: 19975 Reno Park Boulevard
- Assessor's Parcel No.: 081-121-49
- Parcel Size: 5 acres
- Regulatory Zone: Industrial
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Commission District: 5 – Commissioner Weber
- Development Code: Authorized in Article 810, Special Use Permits
- TMSA: Within the Truckee Meadows Service Area
- Area of Interest: Within the City of Reno Area of Interest
- Section/Township/Range: Within Section 30, T21N, R18E, MDM
Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner
Phone: 775.328.3622
Email: rpelham@washoecounty.us

L. PUBLIC HEARING: Amendment of Conditions Case No. AC11-006 - Palomino Valley General Improvement District (PVGID) – To reduce the required height and percentage of opacity of the required screening fence for the PVGID Public Service Yard approved under Special Use Permit SB10-011 condition #1G.

- Location: 5105 Wayside Road
- Assessor's Parcel No.: 077-350-02
- Parcel Size: ±42.53 acres
- Current Regulatory Zone: General Rural (GR)
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs
- Commission District: 4 – Commissioner Larkin
- Development Code: Authorized in Article 810, Special Use Permits
- Area of Interest: Within the City of Sparks Area of Interest
- Section/Township/Range: Within Section 33, T23N, R21E, MDM Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner
Phone: 775.328.3622
Email: rpelham@washoecounty.us

M. PUBLIC HEARING: Appeal Case Nos. AX11-001 through-004 – Mr. Gary Schmidt regarding Sign Code Decisions - Consideration and possible action on four appeals filed by Gary Schmidt regarding a “Notice of Violation, Order to Comply and Abatement Order” (Case 110050) concerning a sign that was located at 9000 Mount Rose Highway. The case has been closed and all compliance matters have been terminated. The appeals challenge interpretation of the Washoe County Sign Code and decisions made in connection with the notice, and the form and content of the notice.

- 1) The Board will consider a request by staff to dismiss the appeals for lack of standing and want of jurisdiction.
- 2) If the appeals are not dismissed, the Board will consider and may take action on all six appeals.
 - Staff: Bob Webb, AICP, Community Support Services Manager
Phone: 775.328-3623
Email: bwebb@washoecounty.us

12. *Other Items

None

13. *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.

14. Adjournment