



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 December 1, 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: VA11-007 – Tim Sauer**
- **Special Use Permit Case No SB11-013 - Granite Creek Ranch Recreational Cabins**
- **Administrative Permit Case No AP11-006 - Keith and Lyn Hamilton**

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

October 6, 2011

8. Consider and Adopt a Resolution Commending Kimberly H. Robinson for her 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. ***Report on Previous Board of Adjustment Items**

B. *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 - Possible action to approve/disapprove or recommend approval/disapproval (with or without conditions) the following project applications:

A. PUBLIC HEARING: Variance Case No. VA11-007 – Tim Sauer - To reduce the front yard setback from 20 feet to 0 feet to facilitate the construction of an attached 2-car garage and front entry addition.

- Location: 155 Wassou Road, Crystal Bay
- Assessor's Parcel No.: 123-071-05
- Parcel Size: 0.322 acres
- Current Regulatory Zone(s): Medium Density Suburban (MDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Commission District: 1 – Commissioner Breternitz
- Development Code: Authorized in Article 804, Variances
- Section/Township/Range: Within Section 19, T16N, R18E, MDM
Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner
Phone: 775.328.3796
Email: ekrause@washoecounty.us

B. PUBLIC HEARING: Special Use Permit Case No SB11-013 - Granite Creek Ranch Recreational Cabins – To allow the placement of five cabins on a 1,080-acre parcel for the establishment of a destination resort.

- Location: 84785 State Route 34, approximately 16 miles north of Gerlach on County Road 34
- Assessor's Parcel No: 071-211-65
- Parcel Size: ±1,080 acres
- Regulatory Zone: General Rural
- Area Plan: High Desert
- Citizen Advisory Board: Gerlach/Empire CAB
- Development Code: Authorized in Article 302, Allowed Uses & Article 810, Special Use Permits
- Commission District: 5 – Commissioner Weber
- Section/Township/Range: Within Section 36, T34N R23E MDM
Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Phone: 775.328.3620
Email: tlloyd@washoecounty.us

C. PUBLIC HEARING: Administrative Permit Case No AP11-006 - Keith and Lyn Hamilton - To add on to an existing detached accessory structure resulting in a detached accessory structure with a larger footprint and more square footage than the main dwelling unit on the parcel.

- Property Location: 15924 Caswell Lane, at the terminus of Caswell Lane, approximately 1000 feet south of its intersection with Mount Rose Highway
- Area Plan: Forest
- Citizen Advisory Board: Galena/Steamboat
- Parcel Size: 3.69 Acres
- Regulatory Zone(s): Low Density Suburban (LDS)
- Assessor's Parcel No(s): 148-043-03
- Section/Township/Range: Within Section 3 T17 R19 MDM
- Washoe County, NV
- Development Code: Authorized in Article 800, Administrative Permits
- Commission District: 4 – Commissioner Larkin
- Staff: Roger Pelham, Senior Planner
Phone: 775.328.3622
Email: rpelham@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