



# 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  
Bill Whitney, Secretary

Thursday April 5, 2012  
1:30 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

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### PUBLIC HEARING ITEMS

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

- **Special Use Permit Case No. SB12-001 – AT&T Mobility, Spanish Springs High School, Wireless Communication Facility**
- **Special Use Permit Case No. SB12-002 – AT&T Mobility, Incline Village High School, Wireless Communication Facility**
- **Special Use Permit Case No. SB12-004 – NV Energy, South Reno Water Tank, Monopole Antenna**
- **Special Use Permit Case No. SB12-003 - NV Energy**
- **Variance Case No. VA12-001 for Arthur Hinckley**
- **Administrative Permit Case No. AP12-001 – National Sierra, LLC**

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**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](http://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.

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**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**  
February 2, 2012
- 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

A. Discussion: To move the "Chair and Board Items" and the "Director's Items" so they are heard after the Public Hearings items on the agenda.

## 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. SB12-001 – AT&T Mobility, Spanish Springs High School, Wireless Communication Facility** – To replace an existing stadium light pole and replace it with a wireless communication pole including 15 panel antennas and ancillary equipment, and construct an equipment shelter within a 30' x 23' fenced area.

- Location: At the sports stadium at Spanish Springs High School, 1065 Eagle Canyon Drive, adjacent to the intersection of Golden Eye and Eagle Canyon Drive
- Assessor's Parcel No.(s): 530-480-02
- Parcel Size: 53.482 acres
- Current Regulatory Zone(s): Public and Semi-Public Facilities (PSP)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Commission District: 4 – Commissioner Larkin
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Section/Township/Range: Within Sections 27 and 34, T21N, R20E, MDM Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner  
Phone: 775.328.3622  
Email: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**B. PUBLIC HEARING: Special Use Permit Case No. SB12-002 – AT&T Mobility, Incline Village High School, Wireless Communication Facility** – To replace an existing stadium light pole with an 87-foot tall wireless telecommunications monopole, with up to 12 panel antennas, new light fixtures and all necessary ancillary equipment; and to construct an equipment cabinet shelter within a 26' x 18' fenced area adjacent to the monopole; and, to vary the overall pole height from an allowable 80 feet up to 87 feet.

- Location: At the sports stadium at Incline Village High School, 499 Incline Village Boulevard, approximately 400 feet north of its intersection with Northwood Boulevard

- Assessor's Parcel No.(s): 124-071-52
- Parcel Size: 19.01 acres
- Current Regulatory Zone(s): Public and Semi-Public Facilities (PSP)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village / Crystal Bay
- Commission District: 1 – Commissioner Breternitz
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Section/Township/Range: Within Section 15, T16N, R18E, MDM Washoe County, NV
- Staff: Sandra Monsalvè, AICP, Senior Planner  
Phone: 775.328.3608  
Email: [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

**C. PUBLIC HEARING: Special Use Permit Case No. SB12-004 – NV Energy, South Reno Water Tank, Monopole Antenna** – To allow the construction of a wireless communication monopole 45 feet in height and associated equipment.

- Location: At the existing water tank approximately 600 feet west (uphill) from the intersection of Timberline Drive and Timberline View Court
- Assessor's Parcel No.(s): 049-070-41
- Parcel Size: 1.78 acres
- Current Regulatory Zone(s): General Rural (GR)
- Area Plan: Forest
- Citizen Advisory Board: Southwest Truckee Meadows
- Commission District: 1 – Commissioner Breternitz
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Section/Township/Range: Within Section 34, T18N, R19E, MDM Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner  
Phone: 775.328.3622  
Email: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**D. PUBLIC HEARING: Special Use Permit Case No. SB12-003 for NV Energy** – To construct a 70-foot tall monopole wireless communication facility with associated equipment to support NV Energy's Smart Grid program known as "NV Energize".

- Location: 2030 W 1st Avenue, Sun Valley (Red Peak)
- Assessor's Parcel No: 502-250-07
- Parcel Size: ±10.27 acres
- Regulatory Zone: General Rural (GR)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 324, Communication Facilities & Article 810, Special Use Permits
- Commission District: 3-Commissioner Jung
- Section/Township/Range: Within Section 24 T20 R19 MDM Washoe County, NV

- Staff: Grace Sannazzaro, Planner  
Phone: 775.328.3771  
Email: [gsannazzaro@washoecounty.us](mailto:gsannazzaro@washoecounty.us)

**E. PUBLIC HEARING: Variance Case No. VA12-001 for Arthur Hinckley** – To vary the front yard setback from 20 feet to 12 feet to allow the placement of a ±1,494-square-foot manufactured home as authorized in Article 804 of the Washoe County Development Code.

- Location: 525 Polaris Street, approximately 1/3 mile northwest of Toll Road
- Assessor's Parcel No: 017-262-36
- Parcel Size: ±.205 acres
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: Galena-Steamboat
- Development Code: Authorized in Article 804, Variances
- Commission District: 2 - Commissioner Humke
- Section/Township/Range: Within Section 28 T18 R20 MDM  
Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner  
Phone: 775.328.3620  
Email: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**F. PUBLIC HEARING: Administrative Permit Case No. AP12-001 – National Sierra, LLC** - To allow the establishment of a classic car restoration/storage facility within a newly renovated building.

- Location: 1595 Geiger Grade
- Assessor's Parcel No.(s): 017-055-31
- Parcel Size: 1.8 acres
- Current Regulatory Zone: General Commercial (GC)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: Galena-Steamboat CAB
- Commission District: 2 – Commissioner Humke
- Development Code: Authorized in Article 302
- Section/Township/Range: Within Section 27, T18N, R20E, MDM  
Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner  
Phone: 775.328.3620  
Email: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**12. \*Other Items**

None

**13. \*Public Comment**

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**14. Adjournment**