



AMENDED 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
William Whitney, Secretary

Thursday October 4, 2012
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)

- **Amendment of Conditions Case No. AC12-002 - Amendment of Special Use Permit Case No. SB10-009 – Palomino Valley General Improvement District** (Continued from the August 2, 2012 meeting)
- **Amendment of Conditions Case No. AC12-003 for Special Use Permit Case Nos. SB09-002 and SB10-003 – Tahoe Estates, LLC**
- **Amendment of Conditions Case No. AC12-004 for Special Use Permit Case No. SB12-004 – NV Energy**
- **Variance Case No. VA12-004 – Laurel Dempsey**
- **Amendment of Conditions Case No. AC12-005, to amend Special Use Permit Case No. SB12-012 – Sun Valley General Improvement District / Reno Indoor Paintball**
- **Special Use Permit Case No. SB12-011 - NV Energy**
- **Extension of Time Request for Special Use Permit Case No. SB10-012 and Variance Case No. VA11-001 - Washoe County Regional Parks Department**

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.



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OF AMERICA

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 2, 2012

8. **Planning Items and Public Hearings** – On the following items, the Board of Adjustment may take action to approve (with or without conditions), modify and approve (with or without conditions), or deny the request. The Board of Adjustment may also take action to continue an item to a future agenda.

A. PUBLIC HEARING: Amendment of Conditions Case No. AC12-002: Amendment of Special Use Permit Case No. SB10-009 Palomino Valley General Improvement District – Continued from August 2, 2012 Board of Adjustment Meeting - To remove the condition of approval requiring slats in the fencing surrounding the proposed facility.

- Location: 4270 Ironwood Road at the southeast corner of State Route 445 and Ironwood Road.
- Assessor's Parcel No.(s): 076-251-07
- Parcel Size: ± 6.70 Acres
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs CAB
- Commission District: 5 – Commissioner Weber
- Development Code: Article 810, Special Use Permits
- Section/Township/Range: Within Section 7, T22N, R21E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

B. PUBLIC HEARING: Amendment of Conditions Case No. AC12-003, to amend Special Use Permit Case Nos. SB09-002 and SB10-003 – Tahoe Estates, LLC – To remove a condition of approval requiring removal of a temporary structure from SB10-003 and replace that condition on SB09-002. Both special use permits approved detached accessory dwellings on adjacent parcels within the same overall development.

- Location: South side of Lakeshore Boulevard, approximately 600 feet west of its intersection with Selby Drive and is addressed as 1029 Lakeshore Boulevard, Incline Village
- Assessor's Parcel No.(s): 130-230-36 and 130-230-05
- Zoning: High Density Rural (HDR) and High Density Suburban (HDS)
- Parcel Size: ± 2.02 acres and ± 3.18 acres
- Area Plan: Tahoe

- Citizen Advisory Board: Incline Village / Crystal Bay
- Commission District: 1 – Commissioner Breternitz
- Development Code: Article 810, Special Use Permits
- Section/Township/Range: Within Section 23, T16N, R18E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

C. PUBLIC HEARING: Amendment of Conditions Case No. AC12-004, to amend Special Use Permit Case No. SB12-004 – NV Energy – To allow the addition of a microwave dish, two feet in diameter, to the previously approved monopole, for communication of data.

- 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
- Zoning: 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: Section 34, T18N, R19E, MDM Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

D. PUBLIC HEARING: Variance Case No. VA12-004 - Laurel Dempsey –To vary the required front yard setback from 30 feet to 18.6 feet, to vary the rear yard setback from 30 feet to 19.1 feet and to vary the front yard fence height from 4.5 to 6 feet in height along the southerly most parcel line to accommodate an existing fence and existing dwelling.

- Location: 4835 Canyon Drive, approximately 250 feet northwest of the intersection of Canyon Drive and Westgate Road
- Assessor's Parcel No.(s): 009-101-14
- Parcel Size: ± 22,460 square feet
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: West Truckee Meadows
- Commission District: 1 – Commissioner Breternitz
- Development Code: Article 804, Variances
- Section/Township/Range: Within Section 17, T19N, R19E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

E. PUBLIC HEARING: Amendment of Conditions Case No. AC12-005, to amend Special Use Permit Case No. SB12-012 – Sun Valley General Improvement District / Reno Indoor Paintball – To remove conditions of approval numbered 3a, 3b and 3c, as originally recommended by Washoe County Risk Management, that are not applicable to a project on property not owned by Washoe County.

- Location: 115 West 6th Avenue, Sun Valley, at the Sun Valley Community Park
- Assessor's Parcel No.(s): 085-211-03
- Parcel Size: ± 20 Acres
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Commission District: 3 – Commissioner Jung
- Development Code: Article 810, Special Use Permits
- Section/Township/Range: Within Section 18, T20N, R20E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

F. PUBLIC HEARING: Special Use Permit No. SB12-011 - NV Energy – a request to install a 54.5-foot tall monopole antenna at 2540 Antelope Valley Road for the “NV Energize” meter program

- Location: 2540 Antelope Valley Road
- Assessor's Parcel No.(s): 079-481-69
- Parcel Size: 54 Acres
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Commission District: 5- Commissioner Weber
- Development Code: As authorized in Article 810 and required by Article 324
- Section/Township/Range: Within Section 14, T22N, R19E, MDM, Washoe County, NV
- Staff: Eva Krause, AICP, Planner
- Phone: 775.328.3796
- Email: ekrause@washoecounty.us

G. PUBLIC HEARING: Extension of Time Request for Special Use Permit Case No. SB10-012 and Variance Case No. VA11-001 - Washoe County Regional Parks Department – To extend for 5 years, until August 3, 2016, the approval of the Special Use Permit to allow for excavation exceeding 1,000 cubic yards, disturbance of a Significant Hydrologic Resource (SHR); and Variance to construct retaining walls in excess of 6 feet in order to accommodate the development of the Ballardini Ranch Trailhead.

- Location: Western end of Lone Tree Lane, ±0.6 miles west of Lakeside Drive
- Assessor's Parcel No.(s): 222-080-07 and 222-080-08
- Parcel Size: ±121.2 and ±90.6 acres respectively
- Current Regulatory Zone(s): General Rural (GR), Low Density Rural (LDR), and Medium Density Suburban (MDR)

- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: Southwest Truckee Meadows
- Commission Districts: 1 – Commissioner Breternitz and
2 – Commissioner Humke
- Development Code: Authorized in Article 810 Special Use Permits,
Section 110.810.65, and Article 804
Variances, Section 110.804.55
- Section/Township/Range: Within Sections 2, 3, 11, T18N, R18E, MDM
Washoe County, NV
- Staff: Sandra Monsalvè, AICP, Senior Planner
- Phone: 775.328.3608
- Email: smonsalve@washoecounty.us

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. Resolution of Appreciation for Mary Harcinske
- B. Election of Officers: Board of Adjustment Vice Chair
- C. Introduction of updated Rules, Policies and Procedures
- D. *Report on Previous Board of Adjustment Items
- E. Future Agenda Items and Staff Reports

10. Director's Items

- A. National Community Planning Month, October 2012
- B. *Legal Information and Updates

11. *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.

12. Adjournment