



WASHOE COUNTY BOARD OF ADJUSTMENT NOTICE OF MEETING AND AGENDA

PLEASE NOTE CHANGE OF MEETING LOCATION

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, February 2, 2012
1:30 p.m.

**Health Department
Building B
Conference Rooms A & B
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 SB11-015 - Mount Rose Ski Tahoe**
- **Variance Case No. VA11-006 – Thomas R. Potter**
- **Variance Case No. VA11-008- Arrowcreek Homeowners Association**
- **Special Use Permit Case No SB11-014 - Steamboat Hills, LLC**
- **Special Use Permit Case No SB11-016 - Rugged 3R Ranch Commercial Stables**

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 Community Development Department website 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

December 1, 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 SB11-015 - Mount Rose Ski Tahoe –

To allow the phased improvements to the Mt. Rose Ski Tahoe ski resort. The proposed improvements include the removal of two existing ski lifts (Ponderosa and Galena) and the replacement with a new single ski lift, the extension of an existing ski lift (Lakeview lift), expansion of the mountain terrain to include new ski trails and a new surface lift, the expansion of the existing Rose lodge by approximately ±30,000 square feet, the relocation of a ±5,000 square foot maintenance building, the construction of two snowmaking ponds, the construction of a relocated access road off of Mt. Rose Hwy., the construction of a new ±3,000 square foot on mountain restaurant, the construction of a ±15,000 seasonal locker building and the construction of a new terrain park ski lift on the slide side of the resort. The proposed improvements are projected to be phased over a 15 year timeframe.

- Location: 22222 Mt. Rose Highway near the top of the Highway
- Assessor's Parcel No: 048-112-12; 048-112-13; 048-112-14; 048-112-15; 048-112-04; and 048-120-22
- Parcel Size: ±1,009 acres
- Regulatory Zones: Parks and Recreation & Tourist Commercial
- Area Plan: Forest
- Citizen Advisory Board: Galena/Steamboat CAB & West Washoe Valley CAB
- Development Code: Authorized in Article 302, Allowed Uses & Article 810, Special Use Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Within Sections 19, 20, 29 & 30 T17N R19E, MDM Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Phone: 775.328.3620
Email: tlloyd@washoecounty.us

B. PUBLIC HEARING: Variance Case No. VA11-006 - Thomas R. Potter – A request to vary the maximum 4.5-foot fence height standard within the front yard setback to a fence height of 6 feet.

- Location: 25 and 35 Bargary Way, Reno
- Assessor's Parcel Nos.: 144-231-02 and 144-231-03
- Parcel Size: +2.48 acres (both parcels combined)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southwest Truckee Meadows Area Plan
- Citizen Advisory Board: Galena-Steamboat CAB
- Development Code: Authorized in Article 804, Variances, to vary the standards in Article 214, Southwest Truckee Meadows Area and Article 406, Building Placement Standards

- Commission District: 2– Commissioner Humke
- Section/Township/Range: Within Section 30, T18, R20, MDM
Washoe County, NV

- Staff: Grace Sannazzaro, Planner
Phone: 775.328.3771
Email: gsannazzaro@washoecounty.us

C. PUBLIC HEARING: Variance Case No. VA11-008- Arrowcreek Homeowners Association – A request to reduce the side yard setback on the east side of the subject property from 15 feet to 3 feet to facilitate construction of a maintenance building.

- Location: Northeast corner of the Alpine Frost Court/
West Arrowcreek Parkway intersection
- Assessor's Parcel No: 152-472-03
- Parcel Size: ±0.78 acres
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows Area Plan
- Citizen Advisory Board: Southwest Truckee Meadows Citizen Advisory Board
- Development Code: Authorized in Article 804, Variances, to vary the standards in Article 406, Building Placement Standards

- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Within Section 23, T18N, R19E, MDM
Washoe County, NV

- Staff: Grace Sannazzaro, Planner
Phone: 775.328.3771
Email: gsannazzaro@washoecounty.us

D. PUBLIC HEARING: Special Use Permit Case No SB11-014 - Steamboat Hills, LLC -

To allow approximately 16,000 cubic yards of grading with a surface disturbance of approximately 2.7 acres to create a new well pad to allow the drilling of a geothermal well to augment fluid and temperature at the existing geothermal power plant facility.

- Location: The property is located adjacent to the new I-580 right-of-way, approximately 3 miles south of its intersection with State Route 431 (Mount Rose Highway), at the existing Steamboat Hills Power Plant site. The property is accessed by way of an unnamed private access beginning between the UNR Redfield Campus and Galena High School
- Citizen Advisory Board: Galena-Steamboat
- Area Plan: South Valleys
- Parcel Size: 199.65 acres
- Regulatory Zone(s): General Rural (GR)
- Assessor's Parcel No(s): 144-020-04
- Section/Township/Range: Within Section 5, T17N, R20E, MDM Washoe County, NV
- Development Code: Authorized in Article 438 Grading and 810 Special Use Permits
- Commission District: 2 – Commissioner Humke
- Staff: Roger D. Pelham, MPA, Senior Planner
Phone: 775.328.3622
Email: rpelham@washoecounty.us

E. PUBLIC HEARING: Special Use Permit Case No SB11-016 - Rugged 3R Ranch Commercial Stables - To allow the operation of a commercial equestrian stables including boarding of up to 44 horses (22 in stables and 22 in pastures) training, lessons, clinics, timed events, trail course rides and horse shows.

- Location: 3625 Lakeshore Drive, Washoe Valley
- Assessor's Parcel No: 050-320-03
- Parcel Size: 9.52 acres
- Regulatory Zone: Low Density Rural (LDR)
- Area Plan: South Valleys
- Citizen Advisory Board: East Washoe Valley
- Development Code: Authorized in Article 302, Allowed Uses and Article 810, Special Use Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Within Section 6, T16N, R20E, MDM Washoe County, NV
- Staff: Roger Pelham, MPA, 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