



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Board of Adjustment Members

Lee Lawrence, Chair
Kim Toulouse, Vice-Chair
Kristina Hill
Brad Stanley
Clay Thomas
William Whitney, Secretary

Thursday, December 3, 2015
1:30 p.m.

Washoe County Administration Complex
Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS

(Complete case descriptions are provided beginning on page two of this agenda.)

- **Variance Case Number VA15-010 (Jason S. Walters)**
- **Variance Case Number VA15-011 (Dick-Billman Remodel)**
- **Special Use Permit Case Number SB15-009 (D'Andrea Water Tank #2)**
- **Special Use Permit Case Number SB15-008 (Jorgenson Family Cemetery)**
- **Administrative Permit Case Number AP15-006 (Snyder Shop/Apartment)**

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. During the “General Public Comment” items listed below, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. For the remainder of the agenda, public comment will only be heard during public hearing and planning items that are *not* marked with an asterisk (*). Any public comment for hearing and planning items will be heard before action is taken on the item and must be about the specific item being considered by the Commission. In order to speak during any public comment, each speaker must fill out a “Request to Speak” form and/or submit comments for the record to the Recording Secretary. Public comment and presentations for individual agenda items are limited as follows: fifteen minutes each for staff and applicant presentations, five minutes for a speaker representing a group, and three minutes for individual speakers unless extended by questions from the Board or by action of the Chair. 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. Comments are to be directed to the Board as a whole and not to one individual.

Public Participation. The Board of Adjustment adopted Rules, Policies and Procedures are available on the website provided on the next page or by contacting the Planning and Development Division.

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.

Posting of Agenda; Location of Website. In accordance with NRS 241.020, this agenda has been posted at: Washoe County Administration Building (1001 E. Ninth Street); Washoe County Courthouse (75 Court Street); Washoe County Library (301 South Center Street); and Sparks Justice Court (1675 East Prater Way, Suite 107) and <https://notice.nv.gov>. Agendas and staff reports are posted to the Washoe County website at four days prior to the meeting.

How to Get Copies of Agenda and Support Material. Copies of this agenda and supporting materials may be obtained through the Planning and Development Division website (http://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php) or at the Planning and Development Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3616 or e-mail dfagan@washoecounty.us). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Support material is available to the public at the same time it is distributed to Board of Adjustment members. If material is distributed at a meeting, it is available within 24 hours after 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 the Planning and Development Division, 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 775.328.6100. You will be informed of the appeal procedure, and application fee. Appeals must be in writing and must be delivered to the Planning and Development Division within 10 calendar days from the date that the decision being appealed is reduced to writing, filed with the Secretary to the Board of Adjustment, and mailed to the original applicant in the proceeding being appealed.

AGENDA

1:30 p.m.

1. *Determination of Quorum
2. *Pledge of Allegiance
3. *Ethics Law Announcement
4. *Appeal Procedure
5. *General 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 [October 1, 2015 Draft Minutes](#)

1:30 p.m.

8. Public Hearings

The Board of Adjustment may take action to approve (with or without conditions), modify and approve (with or without conditions), or deny a request. The Board of Adjustment may also take action to continue an item to a future agenda.

- A. [Variance Case Number VA15-010 \(Jason S. Walters\)](#) – Hearing, discussion, and possible action on a variance requesting to vary Washoe County placement standards for Cargo Containers as provided in Washoe County Code Section 110.306.10(g)(9) to allow

existing Cargo Containers to be located between an existing residence and adjoining road right-of-way (State Route 34) that provides primary access to the residence.

- Applicant/Property Owner: Jason S. Walters
- Location: 1287 State Route 34, Gerlach, NV
- Assessor's Parcel Number: 071-332-03
- Parcel Size: ±54.71 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: High Desert
- Citizen Advisory Board: None
- Development Code: Authorized in Article 804, Variances
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 11, T34N, R23E, MDM, Washoe County, NV
- Prepared by: Grace Sannazzaro - Planner
Washoe County Community Services Department
Division of Planning and Development
- Phone: 775.328.3627
- E-Mail: gsannazzaro@washoecounty.us

B. Variance Case Number VA15-011 (Dick-Billman Remodel) – Hearing, discussion, and possible action to approve a variance reducing the front yard setback from 15 feet to 9.39 feet to construct a garage with a deck above.

- Applicant: Elise Fett and Associates, LTD
- Property Owner: Dick-Billman Living Trust
- Location: 964 Chipmunk Court
- Assessor's Parcel Number: 128-032-13
- Parcel Size: 0.285 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: As authorized in Article 804, Variance
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 10 and 03, T16N, R18E, MDM, Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775-328-3628
- E-mail: ekrause@washoecounty.us

C. Special Use Permit Case Number SB15-009 (D'Andrea Water Tank #2) – Hearing, discussion, and possible action to approve a special use permit for the construction of a 300,000-gallon, welded-steel, above-ground water tank and grading for the associated access road.

- Applicant: Lennar Homes
Attn: Tim Scheideman
10345 Professional Circle, Suite 100
Reno, NV 89521

- Property Owner: Truckee Meadows Water Authority
1355 Capital Boulevard
Reno, NV 89502
- Location: Approximately 800 feet southwest of the terminus of Vecchio Drive (currently graded but not paved) in the eastern part of the D'Andrea subdivision and approximately two miles east of the intersection of D'Andrea Drive and Vista Boulevard
- Assessor's Parcel Number: 084-020-03
- Parcel Size: ±528
- Master Plan Category: Open Space (OS)
- Regulatory Zone: Open Space (OS)
- Area Plan: Northeast Truckee Meadows
- Citizen Advisory Board: None
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 31, T20N, R21E, MDM, Washoe County, NV
- Prepared by: Roger Pelham, MPA, Senior Planner
Planning and Development Division
Washoe County Community Services Department
- Phone: 775.328.3622
- E-Mail: rpelham@washoecounty.us

D. Special Use Permit Case Number SB15-008 (Jorgenson Family Cemetery) – Hearing, discussion, and possible action to approve a special use permit to allow the placement of a ¼ acre family cemetery in the middle of a 200 acre property.

- Applicant: Jorgenson Living Trust
- Location: Off Ironwood Road, 4 miles east of State Route 445
- Assessor's Parcel Number: 077-140-30
- Parcel Size: ±40.34 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural Agricultural (GRA)
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs/Rural
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 21, T22N, R21E, MDM, Washoe County, NV
- Prepared by: Trevor Lloyd - Senior Planner
Planning and Development Division
Washoe County Community Services Department
- Phone: 775.328.3620
- E-Mail: tlloyd@washoecounty.us

E. Administrative Permit Case Number AP15-006 (Snyder Shop/Apartment) – Hearing, discussion, and possible action to approve an administrative permit to allow the construction of a detached accessory structure of 2,585 square feet – for the purpose of creating personal use auto and wood shop space, additional garage space, and living space – on a 2.097 acre parcel that already has an existing 1,344 square foot main dwelling.

- Applicant/Property Owner: Cynthia and John Snyder
- Location: 10830 Red Pine Road in Lemmon Valley
- Assessor's Parcel Number: 080-288-06
- Parcel Size: ±2.097 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 808, Administrative Permits, and Article 306 Accessory Uses and Structures
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 26, T21N, R19E, MDM, Washoe County, NV
- Prepared By: Lora R. Robb, Water Management Planner
Washoe County Community Services Department
- Phone: 775-954-4636
- E-mail: lrobb@washoecounty.us

9. Planning Items

- A. [Discussion and possible action to direct staff on the content of the revised Rules, Policies and Procedures for the Board of Adjustment](#) regarding the conduct of meetings, hearings, and appeals to the Board, and governance matters such as quorum, voting, record keeping, and the duties, responsibilities, and ethical rules for Board members.
- B. [Possible action to appoint Lee Lawrence, Kim Toulouse, Kristina Hill, Clay Thomas, or Brad Stanley to Primary and Alternate members from the Washoe County Board of Adjustment to the Washoe County Design Review Committee.](#)

10. Chair and Board Items

- *A. Future Agenda Items
- *B. Requests for Information from Staff

11. Director's and Legal Counsel's Items

- *A. Report on Previous Board of Adjustment Items
- *B. Legal Information and Updates

12. *General 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.

13. Adjournment