



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Board of Adjustment Members

Clay Thomas, Chair
Kristina Hill, Vice Chair
Lee Lawrence
Brad Stanley
Kim Toulouse
Trevor Lloyd, Secretary

Thursday, December 5, 2019

1:30 p.m.

Washoe County Administrative Complex
Commission Chambers
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 Number WSUP19-0006 (Verizon Monopole)**
- **Special Use Permit Case Number WSUP19-0022 (Rosakranse Wall)**
- **Special Use Permit Case Number WSUP19-0020 (Mt. Rose Expansion)**
- **Special Use Permit Case Number WSUP19-0021 (Mt. Rose Water Tank)**
- **Special Use Permit Case Number WSUP19-0025 (Mustang Industrial Development Grading)**
- **Special Use Permit Case Number WSUP19-0025 (Cold Springs AT&T Wireless Tower)**

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 (*). If an item is continued, then public comment will not be heard for that item until the date of the continued hearing. 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 Board. 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 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 Building 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: Pursuant to NRS 241.020, the Agenda for the Board Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street, Bldg. A); Washoe County Courthouse – Second Judicial District Court (75 Court Street); Washoe County – Reno Downtown Library (301 South Center Street); Sparks Justice Court (1675 East Prater Way); https://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php; and <https://notice.nv.gov>.

How to Get Copies of Agenda and Support Material: Copies of this agenda and supporting materials may be obtained through the Planning and Building Division website (http://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php) or at the Planning and Building 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 Building Division, at 775.328.6100, 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 Building Division within 10 calendar days from the date that the decision being appealed is signed by the Secretary of 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 and Discussion Thereof**

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

6. **Possible action to approve Agenda**
7. **Possible action to approve [October 3, 2019](#) Draft Minutes**
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. **Special Use Permit Case Number WSUP19-0006 (Verizon Monopole)** – For possible action, hearing, and discussion to approve a special use permit for the construction of a new wireless cellular facility consisting of a 45-foot high stealth monopine structure (aka cell phone tower disguised to resemble a pine tree) designed as a collocation facility. The proposal also requests varying the landscaping requirements by not requiring any additional landscaping.

- Applicant: Epic Wireless for Verizon Wireless
- Property Owner: Tunnel Creek Properties LLC
- Location: 1200 Tunnel Creek Rd.
- APN: 130-311-17
- Parcel Size: 3 acres
- Master Plan: Commercial (C) & Suburban Residential (SR)
- Regulatory Zone: Tourist Commercial (TC) & Low Density Suburban (LDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 324, Communication Facilities; and Article 810, Special Use Permits
- Commission District: 1 – Commissioner Berkbigler
- Staff: Julee Olaner, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3627
- E-mail: jolander@washoecounty.us

B. **Special Use Permit Case Number WSUP19-0022 (Rosakranse Wall)** – For possible action, hearing, and discussion to approve the construction of a 9-foot permanent earthen structure at 3100 Cantlon Drive.

- Applicant/Property Owner: Christine Rosakranse
- Location: 3100 Cantlon Drive
- APN: 084-282-28
- Parcel Size: 18.437 acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: Medium Density Rural (MDR- 1 unit per 5 acres)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 438, Grading and Article 810, Special Use Permits
- Commission District: 4 – Commissioner Hartung
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3627
- E-mail: jolander@washoecounty.us

C. **Special Use Permit Case Number WSUP19-0020 (Mt. Rose Expansion)** – For possible action, hearing, and discussion of a special use permit for improvements to Mt. Rose Ski Tahoe ski resort. In order to accommodate specific improvements within the resort area the applicant is requesting to vary several grading standards. Project elements include replacing and expanding a maintenance building; building a first aid and ski patrol station; expanding

the existing Winters Creek Lodge; and repurposing several existing buildings. The proposal includes the excavation of ±9,900 cubic yards of earthen material, and disturbance of a ±3-acre area. The total amount of cut, fill and disturbed area includes impacts associated with the construction of a 5 million gallon snowmaking water tank, which is being considered under a separate special use permit application, WSUP19-0021. The subject site is located on privately-owned lands and lands owned by the United States Forest Service (USFS). The USFS has recently completed a final environmental impact statement (EIS) for the proposed expansion.

- Applicant: Mt. Rose Development Company
- Property Owners: Mt. Rose Development Company and US Forest Service
- Location: Main access to the site is ±11.4 miles from the intersection of Mt. Rose Hwy and Thomas Creek Rd.
- APNs and Parcel Sizes: 048-112-12: ±340.9 acres; 048-112-13: ±41.4 acres; 048-112-14: ±15.9 acres; 048-112-15: ±67.68 acres; 048-050-11: ±945.3 acres; 048-111-11: ±68.3 acres; 048-120-22: 2551.6 acres
- Master Plan: Rural (R); Open Space (OS); Commercial (C)
- Regulatory Zone: Parks and Recreation (PR); Open Space (OS); Tourist Commercial (TC)
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits and Article 438, Grading Standards
- Commission District: 2 – Commissioner Lucey
- Staff: Chris Bronczyk, Planner
Sophia Kirschenman, Park Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3612 (Chris)
- Email: cbronczyk@washoecounty.us
skirschenman@washoecounty.us

D. Special Use Permit Case Number WSUP19-0021 (Mt. Rose Water Tank) – For possible action, hearing, and discussion to modify grading and setback standards, vary grading and landscaping standards, and approve major grading to facilitate the construction of a 5-million-gallon water tank for snowmaking purposes at the Mt. Rose Ski Resort. The proposal includes the excavation of ±5,720 cubic yards of earthen material and the disturbance of ±0.9 acres. The subject site is located on privately-owned land and lands owned by the United States Forest Service.

- Applicant: Mt. Rose Development Company
- Property Owners: Mt. Rose Development Company and US Forest Service
- Location: Main access to the site is ±11.4 miles from the intersection of Mt. Rose Hwy and Thomas Creek Rd.
- APNs and Parcel Sizes: 048-112-12: ±340.9 acres; 048-120-22: ±2551.6 acres
- Master Plan: Rural (R); Open Space (OS)
- Regulatory Zone: Parks and Recreation (PR); Open Space (OS)
- Area Plan: Forest

- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits and Article 438, Grading Standards
- Commission District: 2 – Commissioner Lucey
- Staff: Sophia Kirschenman, Park Planner
Chris Bronczyk, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3623 (Sophia)
- Email: skirschenman@washoecounty.us
cbronczyk@washoecounty.us

E. Special Use Permit Case Number WSUP19-0019 (Mustang Industrial Development Grading) – For possible action, hearing, and discussion to approve a special use permit to modify the design of grading that was previously permitted under Special Use Permit Case Number SB15-001, the grading has already been done. The applicant seeks approval of a cut slope, up to approximately 30 feet in height, with a slope of approximately 1 horizontal to 1 vertical (1:1) and a length of approximately 900 feet, in a location that was previously approved to be stabilized by terraced retaining walls. The applicant also seeks approval of a rip-rap slope, up to approximately 25 feet in height, with a slope of approximately 2 horizontal to 1 vertical (2:1) and a length of approximately 120 feet, in an area that was previously approved to be stabilized by a slope of 3 horizontal to 1 vertical (3:1), and to provide for the mitigation of rock stockpile areas by revegetation. Varying the allowable height of slopes, steepness of slopes and use of rip-rap for stabilization of slopes is requested.

- Applicant: Scannell Properties
- Property Owner: Scannell Properties #257, LLC
- Location: South of Mustang Road, between the railroad tracks and the Truckee River
- Assessor’s Parcel Number: 084-370-07
- Parcel Size: 45.75 Acres
- Master Plan Category: Industrial
- Regulatory Zone: Industrial
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 438, Grading
- Commission District: 4 – Commissioner Hartung
- Staff: Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

F. Special Use Permit Case Number WSUP19-0025 (Cold Springs AT&T Wireless Tower) – Special Use Permit Case Number WSUP19-0025 (Cold Springs At&T Wireless Cellular Communication Tower) – For possible action, hearing, and discussion to approve an 85-foot-tall cellular communication tower that is proposed to look like a pine tree (“monopine”).

- Applicant: Epic Wireless on behalf of AT&T Wireless
- Property Owner: WV Recreation LLC
- Location: 18400 Village Parkway

- APN: 556-390-05
- Parcel Size: ±4.23 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Public and Semi-Public Facilities
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 324, Communication Facilities
- Commission District: 5 – Commissioner Herman
- Staff: Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Building Division

- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

9. Chair and Board Items

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

10. Director’s and Legal Counsel’s Items

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

11. *General Public Comment and Discussion Thereof

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

12. Adjournment