



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Board of Adjustment Members

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

Thursday, December 3, 2020

1:30 p.m.

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

No members of the public will be allowed in the Commission Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only.

The meeting will be televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

PUBLIC HEARING ITEMS

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

- Variance Case Number WPVAR20-0006 (Reynolds Front Yard Setback Reduction)
 - Special Use Permit Case Number WSUP20-0014 (Red Peak West Cell Tower)
 - Administrative Permit Case Number WADMIN20-0010 (Club at Arrowcreek)
 - Special Use Permit Case Number WSUP20-0016 (Lemmon Valley Tower)
 - Special Use Permit Case Number WSUP20-0019 (Silverado Continuum Care Community)
 - Special Use Permit Case Number WSUP20-0015 (Black Rock RV Park)
 - Special Use Permit Case Number WSUP20-0017 (Amundson Roofing)
 - Administrative Permit Case Number WADMIN20-0011 (Rollings Garage)
 - Special Use Permit Case Number WSUP20-0018 (Truckee Meadows Fire Station #37)
 - Special Use Permit Case Number WSUP20-0020 (Lakeshore Grading)
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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. Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken.

As required by the Governor's Declaration of Emergency Directive 006 Section 2, members of the public may submit public comment by logging into the ZOOM webinar by accessing the following link: <https://us02web.zoom.us/j/87684208141>. NOTE: This option will require a computer with audio and video capabilities. Additionally, public comment can be submitted via email to washoe311@washoecounty.us or by leaving a voice message at: (775) 954-4664. Voice messages received will either be broadcast into the Commission Chamber during the meeting or transcribed for entry into the record. The County will make reasonable efforts to include all comments received for public comment by email and voicemail into the record. Please try to provide comments by 4:00 p.m. on December 2, 2020.

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. 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. Comments are to be directed to the Board as a whole and not to one individual. Emails will be included in the record but will only be read aloud during the meeting subject to the chair's discretion and if time permits.

Public Participation. At least one copy of items displayed and at least ten copies of any written or graphic material for the Boards consideration should be provided to the Recording Secretary.

Forum Restrictions and Orderly Conduct of Business. The Board of Adjustment conducts the business of Washoe County and its citizens during its meetings. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Posting of Agenda; Location of Website. Pursuant to NRS 241.020, the Agenda for the Board of Adjustment has been electronically posted at https://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php and <https://notice.nv.gov>. Pursuant to Section 3 of the Declaration of Emergency Directive 006 ("Directive 006"), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and further, the requirement that notice agendas be physically posted within the State of Nevada has been suspended.

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.

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 1, 2020 Draft Minutes](#)
8. Consent Item

- A. [Extension of Time Request for Special Use Permit Case Number WSUP18-0007 \(T-Mobile/Lighthouse Baptist Church\)](#) – For possible action, hearing, and discussion to approve an extension of time for expiration of the approval of the special use permit, for two years, from October 8, 2020 until October 8, 2022. The special use permit was originally approved by the Washoe County Board of Adjustment to allow the construction of a new wireless cellular facility consisting of a 55-foot high tower utilizing a stealth design disguised as a pine tree (also known as a monopine) with faux branches screening the proposed antenna panels. The associated 30' x 30' (900 s.f.) lease area and equipment cabinets will be enclosed by a 7 foot concrete block wall, which will be treated with a stucco finish and painted to match the existing church building on property owned by the Lighthouse Baptist Church of Reno.

- Applicant: T-Mobile
- Property Owner: Lighthouse Baptist Church Reno
- Location: 5350 Pembroke Drive, 1/3 mile east of McCarran Blvd
- APN: 021-140-20
- Parcel Size: 4 acres
- Master Plan: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Staff: Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

9. 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 WPVAR20-0006 (Reynolds Front Yard Setback Reduction)** – For possible action, hearing, and discussion to approve a variance to allow the reduction in the front yard setback (20') at two locations: at the front entryway area to a setback of 9'-10½", to facilitate the enclosure of the front entry and deck; and at the garage to a setback of 7'-5½", in order to facilitate expansion of the existing garage from a capacity of two cars to three cars.

- Applicant/Owner: John S. "Steve" Reynolds
- Location: 500 Ponderosa Ave, just northeast of its intersection with Red Cedar Drive
- APN: 122-116-24
- Parcel Size: ± 0.34 acres (± 14,810 square feet)
- Master Plan: Suburban
- Regulatory Zone: Medium Density Suburban
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village / Crystal Bay
- Development Code: Authorized in Article 804, Variances
- Commission District: 1 – Commissioner Berkbigler
- Staff: Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3622
- E-mail: rpelham@washoecounty.us

B. **Special Use Permit Case Number WSUP20-0014 (Red Peak West Cell Tower)** – For possible action, hearing, and discussion to approve a special use permit to allow the removal of an existing 15-foot-tall cellular communication tower and the construction and operation of a new 40-foot-tall cellular communication tower.

- Applicant: 51 Wireless, LLC
- Property Owner: Desert View Commercial Properties, LLC
- Location: At the top of Red Peak, approximately ¼ mile southeast of the intersection of Sagehen Lane and Carolyn Way
- APN: 502-250-08
- Parcel Size: ±12.63 acres
- Master Plan: Rural
- Regulatory Zone: General Rural (GR)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 324, Communication Facilities
- Commission District: 3 – Commissioner Jung
- Staff: Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3622
- E-mail: rpelham@washoecounty.us

C. **Administrative Permit Case Number WADMIN20-0010 (Club at Arrowcreek)** – For possible action, hearing, and discussion to approve an administrative permit per Table 110.302.05.3 to allow the use of indoor sports & recreation, which mostly includes participant sports conducted within an enclosed building, for a 9,000 sq. ft. indoor pickleball court on a 149.03 acre property at 2905 E. Arrowcreek Pkwy.

- Applicant/Property Owner: Lucky Star Golf, LLC
- Location: 2905 E. Arrowcreek Pkwy.
- APN: 152-021-03
- Parcel Size: ±149.06
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Parks & Recreation (PR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized Article 302, Allowed Uses & Authorized Article 808, Administrative Permit

- Commission District: 2 – Commissioner Lucey
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division

- Phone: 775.328.3627
- Email: jolander@washoecounty.us

D. **Special Use Permit Case Number WSUP20-0016 (Lemmon Valley Tower)** – For possible action, hearing, and discussion to approve a special use permit to allow the construction of a new 50-foot-tall monopole on a 1.0-acre site adjacent to the TWMA water tank. The proposal also requests varying the landscaping and parking

- Applicant: AT&T Mobility
- Property Owner: Truckee Meadows Water Authority (TMWA)
- Location: west of E. Patrician Drive & east of Reservoir Street

- APN: 080-730-09
- Parcel Size: 1 acre
- Master Plan: Suburban Rural (SR)
- Regulatory Zone: Public and Semi-Public Facilities (PSP)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 324 Communication Facilities; and Article 810, Special Use Permits

- Commission District: 5 – Commissioner Herman
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division

- Phone: 775.328.3627
- Email: jolander@washoecounty.us

E. **Special Use Permit Case Number WSUP20-0019 (Silverado Continuum Care Community)** – For possible action, hearing, and discussion to approve a special use permit to allow the use of Continuum of Care Facilities, Seniors, for a 157 unit continuum care rental community, in accordance with Washoe County Code (WCC) Table 110.302.05.3 for a 11.21 acres site north of 275 Neighborhood Way.

- Applicant: Silverado Homes NV Inc.
- Property Owner: Spanish Springs Associates LP
- Location: parcel north of 275 Neighborhood Way
- APN: 532-031-16
- Parcel Size: 11.21 acres
- Master Plan: Commercial (C)
- Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized Article 302, Allowed Uses; Authorized Article 438, Grading and Authorized; & 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
- Email: jolander@washoecounty.us

F. Special Use Permit Case Number WSUP20-0015 (Black Rock RV Park) – For possible action, hearing, and discussion to approve a special use permit for the establishment of a Commercial Campground/RV Park use type on 4.86 acres.

- Applicant/Property Owner: Black Rock City Properties, LLC
- Location: 255 Main St, Gerlach
- APN:
- Parcel Size: 4.86 acres
- Master Plan: Commercial/Rural
- Regulatory Zone: 15% Tourist Commercial, 11% Parks and Recreation, 74% General Rural
- Area Plan: High Desert
- Citizen Advisory Board: Empire/Gerlach
- Development Code: Authorized in Article 810
- Commission District: 5 – Commissioner Herman
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division

- Phone: 775.328.3628
- Email: dcahalane@washoecounty.us

G. Special Use Permit Case Number WSUP20-0017 (Amundson Roofing) – For possible action, hearing, and discussion to approve the establishment of a construction sales and services use type in accordance with the South Valleys Area Plan Old Washoe City Historic Commercial District Character Management Area.

- Applicant/Property Owner: Sector 9, LLC
- Location: 300 US Highway 395 S
- APN: 050-220-35
- Parcel Size: 1.76 acres
- Master Plan: Commercial
- Regulatory Zone: General Commercial
- Area Plan: South Valleys

- Citizen Advisory Board: South Truckee Meadows/South Valleys
- Development Code: Authorized in Article 812
- Commission District: 2 – Commissioner Lucey
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3628
- Email: dcahalane@washoecounty.us

H. **Administrative Permit Case Number WADMIN20-0011 (Rollings Garage)** – For possible action, hearing, and discussion to approve an administrative permit for the construction of a 4,000 square foot detached accessory structure which is larger than the primary residence.

- Applicant/Owner: Matthew Rollings
- Location: 800 Apple Blossom Drive
- APN: 508-030-31
- Parcel Size: 5 Acres
- Master Plan: Suburban Residential (SR); Rural (R)
- Regulatory Zone: Low Density Suburban (LDS); General Rural (GR)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 808, Administrative Permits;
Article 306, Detached Accessory Structures
- Commission District: 5 – Commissioner Herman
- Staff: Chris Bronczyk, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3612
- Email: cbronczyk@washoecounty.us

I. **Special Use Permit Case Number WSUP20-0018 (Truckee Meadows Fire Station #37)** – For possible action, hearing and discussion to approve a special use permit for the redevelopment and improvement of a fire station (safety services civic use type) located on West Hidden Valley Drive. The subject site is zoned Medium Density Suburban. The proposal replaces the existing facilities with a single larger building including administrative offices, an apparatus bay, and improvement to an existing single-family residence utilized by the on-duty fire crew.

- Applicant: Washoe County
- Property Owner: Truckee Meadows Fire Protection District
- Location: 3255 W Hidden Valley Drive
- APN: 051-122-09; 051-122-10; 051-192-01; 021-160-38
- Parcel Size: 0.25 acres; 0.32 acres; 0.07 acres; 0.15 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Staff: Chris Bronczyk, Planner
Washoe County Community Services Department

- Phone: Planning and Building Division
775.328.3612
- Email: cbronczyk@washoecounty.us

J. Special Use Permit Case Number WSUP20-0020 (Lakeshore Grading) – For possible action, hearing, and discussion to approve a special use permit to allow for a driveway to traverse a slope of thirty (30) percent or greater, and to construct a permanent earthen structure greater than 4.5 feet in height within the required front yard setback. The proposal is also requesting to vary standards found in Washoe County Code (WCC) Section 110.438.45 (a) to allow slopes in excess of, or steeper than, three horizontal to one vertical (3:1) and WCC Section 110.438.45 (d) to allow retaining walls taller than and one-half (4.5) feet within the front yard setback.

- Applicant/Property Owner: Aqua Verde Investment Group, LLC
- Location: 447 Lakeshore Boulevard
- APN: 123-250-07
- Parcel Size: 1.19 Acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Tahoe Area
- Citizen Advisory Board: Incline Village / Crystal Bay
- Development Code: Authorized in Article 810, Special Use Permits;
Article 438, Grading Standards
- Commission District: 1 – Commissioner Berkbigler
- Staff: Chris Bronczyk, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3612
- Email: cbronczyk@washoecounty.us

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 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.

13. Adjournment