



WASHOE COUNTY BOARD OF ADJUSTMENT NOTICE OF MEETING AND AGENDA

Board of Adjustment Members

Robert F. Wideman, Chair
Kim Toulouse, Vice Chair
Philip J. Horan
Richard "R.J." Cieri
William Whitney, Secretary

Thursday December 6, 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)

- **Special Use Permit SB11-001 - Southwind Communications Facility**
- **Administrative Permit Case No. AP12-008 – Gary Owens**
- **Administrative Permit Case No. AP12-009 - David Wood**
- **Special Use Permit Case No. SB12-016 – NV Energy**
- **Administrative Permit Case No. AP12-010 – Newman**

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 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 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**

October 4, 2012

- 1:30 p.m. 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: Special Use Permit SB11-001: Southwind Communications Facility – To allow for the construction of an unmanned wireless communications facility involving the installation of four wireless telephone carriers and/or broadband internet providers (each carrier/provider has the capability of holding three to four antennas concealed inside and secured within the prescribed elevation within a new 75 vertical foot monopole). The monopole will be camouflaged to appear to look like a pine tree which is identified in the industry as a “monopine”. The monopine and equipment cabinets would be installed within a 30’x40’ chain link fence with privacy slats, pursuant to Article 324 of the Development Code (Washoe County Code Chapter 110).

- Applicant: Tallac Tower Group
- Property Owner: Thomas Danzinger Family Trust
- Location: 17 Southwind Drive in Washoe Valley
- Assessor’s Parcel No.: 046-060-18
- Parcel Size: +5 acres
- Current Regulatory Zone(s): General Rural (GR)
- Area Plan: South Valleys
- Citizen Advisory Board: West Washoe Valley
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Within Section 23, T17N, R19E, MDM Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Division of Planning and Development
- Phone: 775.328.3620
- Email: tlloyd@washoecounty.us

B. PUBLIC HEARING: Administrative Permit Case No AP12-008 – Gary Owens - To allow the construction of a detached accessory structure that is larger than the dwelling on the parcel.

- Applicant/Owner: Gary Owens, 3983 S. McCarran #258, Reno, NV 89502
- Location: 8895 Lakeside Drive, at the southwest corner of its intersection with Holcomb Ranch Road
- Assessor’s Parcel No: 041-130-57
- Parcel Size: 5.73 acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: Southwest Truckee Meadows
- Development Code: Article 306, Accessory Uses and Structures
Article 808, Administrative Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 11, Township 18 North, Range 19 East, MDB&M, Washoe County, NV

- Staff: Roger D. Pelham, MPA, Senior Planner
Washoe County Community Services Department
Division of Planning and Development
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

C. PUBLIC HEARING: Administrative Permit Case No. AP12-009 – David Wood - To allow the construction of an accessory structure (garage and indoor play area) that will be larger in square footage than the proposed main dwelling.

- Applicant/Property Owner: David Wood
- Project Location: 14085 Bihler Road, Reno, NV 89511
- Assessor's Parcel No: 142-241-19
- Parcel Size: ± 2.5 Acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: Southwest Truckee Meadows
- Development Code: Article 306, Accessory Uses and Structures
Article 808, Administrative Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 30, T18N, R20E, MDM, Washoe County
- Staff: Grace Sannazzaro, Planner
Washoe County Community Services Department
Division of Planning and Development
- Phone: 775-328-3771
- Email: gsannazzaro@washoecounty.us

D. PUBLIC HEARING: Special Use Permit Case No SB12-016 - NV Energy - To add a ±55.5-foot slim-line monopole to support a new commercial antenna and associated appurtenances as a component of NV Energy's Advanced Service Delivery project, a part of the Smart Meter/Smart Grid Program, which allows for remote reading of electric meters. The pole will be placed within an existing utility easement. The applicant is also seeking to vary the side yard setback from 50 feet to ±7 feet for the pole placement.

- Applicant: NV Energy
- Property Owner: William F. Bubbico, 11, Skating Pond Rd., Trumbull, CT 06611
- Location: Pyramid Hwy, 1 mile south of Winnemucca Ranch Road
- Assessor's Parcel No: 076-161-01
- Parcel Size: 76.66
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural Agricultural (GRA)
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs
- Development Code: Article 324 and Article 810
- Commission District: 5 – Commissioner Weber
- Section/Township/Range: Section 25, T22N, R20E, MDB&M, Washoe County, NV

- Staff: Sandra Monsalvè, AICP, Senior Planner
Washoe County Community Services Department
Division of Planning and Development
- Phone: 775.328.3608
- Email: smonsalve@washoecounty.us

E. PUBLIC HEARING: Administrative Permit Case No AP12-010 – Robert and Joan Newman - To permit the temporary use of a recreational vehicle as a residence for the care of the infirm at 3935 White Pine Drive, in conjunction with the existing single family residence.

- Applicant/ Property Owner Robert and Joan Newman
- Location: 3935 White Pine Drive
- Assessor's Parcel No: 050-482-20
- Parcel Size: 1.25 acres
- Master Plan Category: SR
- Regulatory Zone: LDS (Trailer overlay)
- Area Plan: South Valleys
- Citizen Advisory Board: East Washoe Valley
- Development Code: 110.310.35(g)
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 6, T16N, R20E, MDB&M, Washoe County, NV
- Staff: Eva Krause, AICP, Planner
Washoe County Community Services Department
Division of Planning and Development
- Phone: 775.328.3796
- Email: ekrause@washoecounty.us

F. Draft Ordinance Amending Articles 912 and 914 - Review proposed text of an ordinance establishing general rules governing appeals to the Board of Adjustment and provide direction to staff and recommendations to the Planning Commission for drafting and proposing the ordinance. Proposed ordinance generally covers what matters can be appealed to the Board of Adjustment, the timelines and procedures for such appeals (including what evidence may be reviewed and who has the burden of persuasion), and the right to either seek judicial review of the decisions of the Board of Adjustment or appeal them to the Board of County Commissioners.

- Staff: Greg Salter, Deputy District Attorney
- Phone: 775.328.3796
- Email: gsalter@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. *Report on Previous Board of Adjustment Items
- B. Future Agenda Items and Staff Reports

10. Director's Items

A. *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