



WASHOE COUNTY BOARD OF ADJUSTMENT NOTICE OF MEETING AND AGENDA

Board of Adjustment Members

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

Thursday June 7, 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)

- **Administrative Case No. AP12-005 – Lake Tahoe SummerFest**
- **Administrative Permit Case No. AP12-004 - Everett Detached Garage**
- **Special Use Permit Case No. SB12-007 & VA12-002 – Hidden Valley Fire Station**
- **Administrative Permit Case No. AP12-003 – Evans Greenhouses**
- **Special Use Permit Case No. SB12-006 – Amy Ranch Stables**
- **Special Use Permit Case No. SB12-002 – AT&T Mobility, Incline Village High School, Wireless Communication Facility** - Applicant has completely withdrawn the application and it will not be heard.

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 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**
April 5, 2012
- 8. Consent Items**
None

9. Project Review Items - Possible action to approve/disapprove or recommend approval/disapproval (with or without conditions) the following project applications:

A. PUBLIC HEARING: Administrative Permit Case No. AP12-005 - Lake Tahoe SummerFest - To approve an administrative permit and outdoor community event business license for the Lake Tahoe SummerFest, an outdoor concert event to be held at the Sierra Nevada College in Incline Village, Nevada on August 3, 4, 5, 10, 11, 12, 17, 18 and 19, 2012. The proposed outdoor concerts will be held between the hours of 6:30 p.m. and 8:30 p.m. on August 3, 4, 10, 11, 17 and 18, 2012 (Fridays and Saturdays) and between the hours of 3:00 p.m. and 5:00 p.m. on August 5, 12 and 19, 2012 (Sundays). The concerts will be unamplified classical music venues located within a portable awning erected on the College for the event. Primary participant and spectator parking will be within the College campus, with additional off-site (overflow) parking at the Church at the intersection of Tahoe Boulevard and Country Club Drive and IVGID Recreation Facility, if needed. Event organizers estimate that approximately 1,300 participants and spectators will take part in the event during any one three-day event period, with a maximum of 500 participants and spectators on any one day of the event. Based on the testimony and evidence presented at the hearing, to include the report of reviewing agencies, the Board of Adjustment may approve the issuance of the administrative permit and business license with conditions, or deny the application.

- Location: Sierra Nevada College, 291 Country Club Drive, Incline Village, NV
- Assessor's Parcel No.(s): 127-040-10 (College), 130-050-01 (Church) and 127-040-07 (IVGID Recreation Center)
- Parcel Size: 17.05 acres (College), 1.4 acres (Church) and 16.2 acres (Recreation Center)
- Regulatory Zone(s): PSP
- Area Plan: Tahoe/Incline Tourist
- Citizen Advisory Board: Incline Village/Crystal Bay
- Commission District: 1 - Commissioner John Breternitz
- Development Code: Authorized in Article 310, Temporary Uses and Structures, and WCC Chapter 25, Business License Ordinance
- Section/Township/Range: Within Section 23, T16N, R18E, MDM, Washoe County, NV
- Staff: Eva Krause, AICP, Planner
- Phone: 775.328.3796
- Email: ekrause@washoecounty.us

B. PUBLIC HEARING: Administrative Permit Case No. AP12-004 - Everett Detached Garage - To allow the building of an accessory structure (garage and carport) that is bigger than the existing main dwelling.

- Location: 475 Tranquil Drive, Sparks NV
- Assessor's Parcel No.(s): 534-273-05
- Parcel Size: 1.33 Acres
- Regulatory Zone(s): LDS
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs CAB
- Commission District: 4 – Commissioner Robert Larkin
- Development Code: Authorized in Article 808, Administrative Permits
- Specific Plan: Within the Spanish Springs Area Plan

- Section/Township/Range: Within Section 25, T21N, R20E, MDM, Washoe County, NV
- Staff: Eva Krause, AICP, Planner
- Phone: 775.328.3796
- Email: ekrause@washoecounty.us

C. PUBLIC HEARING: Special Use Permit Case No. SB12-007 – Hidden Valley Fire Station – To temporarily expand a Safety Service facility by installing a manufactured home (built to commercial coach standards) to be used as living quarters for professional firefighters.

AND

PUBLIC HEARING: Variance Case No. VA12-002 – To reduce the front yard setback from 20 feet to 15 feet to allow for the placement of the manufactured home.

- Location: 3255 Hidden Valley Drive, approximately 100 feet west of the intersection of Hidden Valley Drive and Pelham Drive
- Assessor's Parcel No.: 051-122-10
- Parcel Size: 0.326 acres
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: Southeast Truckee Meadows
- Commission District: 2 – Commissioner David Humke
- Development Code: Authorized in Articles 302, Allowed Uses; 810, Special Use Permits; 410 Building Placement Standards; and 804 Variances
- Section/Township/Range: Within Section 22, T19N, R20E, MDM Washoe County, NV
- Staff: Eva Krause, AICP, Planner
- Phone: 775.328.3796
- Email: ekrause@washoecounty.us

D. PUBLIC HEARING: Administrative Permit Case No. AP12-003 – Evans Greenhouse Buildings - To allow the construction of two greenhouse buildings, Phase 1 of 4,000 square feet and Phase 3 of 30,000 square feet, as shown on the attached site plan. Phases 2 and 4, as shown on the site plan, are not requested at this time.

- Location: 31850 Cantlon Drive
- Assessor's Parcel No: 084-282-16
- Parcel Size: ±5.94 acres
- Regulatory Zone: Medium Density Rural
- Area Plan: East Truckee Canyon
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 4 – Commissioner Robert Larkin
- Section/Township/Range: Within Sections 17 & 18 T20N R24E MDM Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

E. PUBLIC HEARING: Special Use Permit Case No. SB12-006 - Amy Ranch Commercial Stables, aka High Desert Equine Center – To allow the operation of an equestrian facility for horse boarding, lessons, activities and events.

- Location: 4455 Amy Road
- Assessor's Parcel No: 077-140-06
- Parcel Size: ± 40.00 acres
- Regulatory Zone: General Rural Agricultural (GRA)
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs
- Development Code: Authorized in Article 302 Allowed Uses & Article 810 Special Use Permits
- Commission District: 5 - Commissioner Bonnie Weber
- General Improvement District: Palomino Valley
- Section/Township/Range: Within Section 22 T22 R21 MDM Washoe County, NV
- Staff: Grace Sannazzaro, Planner
- Phone: 775.328.3771
- Email: gsannazzaro@washoecounty.us

***WITHDRAWN - Special Use Permit Case No. SB12-002 – AT&T Mobility, Incline Village High School, Wireless Communication Facility** - To replace an existing stadium light pole with an 87-foot tall wireless telecommunications monopole, with up to 12 panel antennas, new light fixtures and all necessary ancillary equipment; and to construct an equipment cabinet shelter within a 26' x 18' fenced area adjacent to the monopole; and, to vary the overall pole height from an allowable 80 feet up to 87 feet.

*This application has been **withdrawn at the request of the applicant (AT&T)** and there will be no further deliberation, analysis or consideration of the application and the case is closed.*

AND

The withdrawal is not considered a denial and the restrictions on waiting for one year for a new application do not apply.

- Location: At the sports stadium at Incline Village High School, 499 Incline Village Boulevard, approximately 400 feet north of its intersection with Northwood Boulevard
- Assessor's Parcel No.(s): 124-071-52
- Parcel Size: 19.01 acres
- Current Regulatory Zone(s): Public and Semi-Public Facilities (PSP)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village / Crystal Bay
- Commission District: 1 – Commissioner Breternitz
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Section/Township/Range: Within Section 15, T16N, R18E, MDM Washoe County, NV
- Staff: Sandra Monsalvè, AICP, Senior Planner
- Phone: 775.328.3608
- Email: smonsalve@washoecounty.us

10. 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

11. Director's Items

None

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