



WASHOE COUNTY

WASHOE COUNTY BOARD OF ADJUSTMENT NOTICE OF MEETING AND AGENDA

Board of Adjustment Members

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

Thursday April 4, 2013
1:30 p.m.

Washoe County Commission Chambers
Building A
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS

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

- **Variance Case No. VA13-001 – Felix Friedrich**
- **Administrative Permit Case No AP13-001 – Saint Rose of Lima Catholic Parish**
- **Special Use Permit Case No. SB13-003 – Traditional Mexican Rodeo**
- **Special Use Permit Case No. SB13-004 – Wild West Motor Sports**

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 Planning and 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 (1675 East Prater Way, Suite 107). 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 Planning and 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**

February 7, 2013

- 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: Variance Case No VA13-001 - Friedrich – To allow a reduction in the front yard setback from twenty (20') feet to five feet nine inches (5' 9") to facilitate construction of a single-family residence on a currently undeveloped parcel.

- Applicant / Developer Gary R. Taylor, PO Box 1715, Crystal Bay, NV 89402
- Property Owner Felix Friedrich, 175 Pinetree Circle, Alpharetta GA, 30009
- Location: 400 Tuscarora Road approximately 300 feet south of the intersection with Teresa Court.

- Assessor's Parcel No: 123-142-07
- Parcel Size: ±0.164 acres
- Master Plan Category: Suburban
- Regulatory Zone: High Density Suburban
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village / Crystal Bay
- Development Code: Article 804
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 19, T16N, R18E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

B. PUBLIC HEARING: Administrative Permit Case No AP13-001 – Saint Rose of Lima Catholic Parish - To allow the expansion of an existing church of 2,372 square feet by an additional 700 square feet to construct an office for the pastor and an area to serve refreshments.

- Applicant / Property Owner: Saint Rose of Lima Catholic Parish
- Location: 695 US Highway 395, Washoe Valley
- Assessor's Parcel No: 046-070-60
- Parcel Size: 2.42 acres
- Master Plan Category: Commercial and Rural
- Regulatory Zone: General Commercial and Public and Semi-Public Facilities
- Area Plan: South Valleys
- Citizen Advisory Board: West Washoe Valley
- Development Code: Article 808, Administrative Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 23, T17N, R18E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

C. PUBLIC HEARING: Special Use Permit Case No SB13-004 - Wild West Motorsports Park – Request approval of for the mass grading done to create a race track and grandstand areas, and to operate the site as a commercial outdoor entertainment venue for off-road racing and other outdoor entertainment activities.

- Applicant: Hayfed, LLC
- Property Owner: Lockwood Investment Co. Ltd
- Location: 12005 East I-80
- Assessor's Parcel No: 084-060-13
- Parcel Size: 170.53 acres of a 624-acre parcel
- Master Plan Category: Rural
- Regulatory Zone: Parks and Recreation
- Area Plan: East Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Article 810, Special Use Permit
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 9, T19N, R21E, MDM, Washoe County, NV

- Staff: Eva M. Krause - AICP, Planner
- Phone: 775.328.3796
- E-Mail: ekrause@washoecounty.us

D. PUBLIC HEARING: Special Use Permit Case No. SB13-003 - Traditional Mexican Rodeo - To establish an equestrian facility for the hosting of “Traditional Mexican Rodeos” also known as “Charreada”. Proposed events will consist of horse competition, team roping, and Mexican Charreada events. No boarding stables or new structures are proposed.

- Applicant: Adalberto Ortega-Peralta
- Property Owner: Claudia Ortega
- Location: 6505 Ernie Lane, Reno, NV 89510
- Assessor’s Parcel No: 076-200-10
- Parcel Size: ±40.33
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural Agricultural (GRA)
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs
- Development Code: Article 302, Allowed Uses and Article 810, Special Use Permits
- Commission District: 5 – Commissioner Weber
- Section/Township/Range: Section 23, T23N, R20E, MDM, Washoe County, NV
- Staff: Grace Sannazzaro, Planner
- Phone: 775.328.3771
- Email: gsannazzaro@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. Discussion and possible action on 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. *Report on Previous Board of Adjustment Items
- C. 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