



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 June 6, 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)

- **Administrative Permit Case No. AP13-003 – Lake Tahoe Summerfest**
- **Special Use Permit Case No. SB13-008 – De La Luz Horse Racing Events**
- **Variance Case No VA13-002 - Ellis**
- **Amendment of Conditions Case No. AC13-003 – City of Reno**
- **Amendment of Conditions Case Number AC13-004 - William Kunz grading to amend approved Special Use Permit Case Number SB12-008**

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**
April 4, 2013
8. **Consider and Adopt a Resolution Commending R.J. Cieri for His Service to Washoe County**

1:30 p.m. 9. **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: Administrative Permit Case No. AP13-003 – 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 2, 3, 4, 9, 10, 11, 16, 17, and 18, 2013. The proposed outdoor concerts will be held between the hours of 7:00 p.m. and 9:00 p.m. on August 2, 3, 9, 10, 16 and 17, 2013 (Fridays and

Saturdays) and between the hours of 4:00 p.m. and 7:00 p.m. on August 4, 11 and 18, 2013 (Sundays). The concerts will be unamplified classical music venues located within a portable tent 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 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.

- Applicant: Lake Tahoe SummerFest – Georgette Porter.
- Property Owner: Sierra Nevada College
- Location: 948 Incline Way, Incline Village, NV 89451
- Assessor’s Parcel No: 127-040-10 (College) and 127-040-07 (IVGID Recreation Center)
- Parcel Size: 17.05 acres (College), 1.4 acres (Recreation Center)
- Master Plan Category: Commercial
- Regulatory Zone: Public and Semi-Public Facilities (PSP).
- Area Plan: Tahoe
- Citizen Advisory Board: IVCB
- Development Code: Authorized in Article 310, Temporary Uses and Structures, and WCC Chapter 25, Business License Ordinance
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 23, T16N, R18E, MDM, Washoe County, NV
- Staff: Eric Young, PhD, Planner
- Phone: 775.328.3613
- Email: eyoung@washoecounty.us

B. PUBLIC HEARING: Special Use Permit Case No. SB13-008 - De La Luz Horse Racing Events - To establish an equestrian facility for hosting horse racing events. Proposed events will consist of horse racing only. No commercial boarding stables or new structures are proposed.

- Applicant/Property Owner: Hilaria De La Luz
- Project Location: 6205 Grass Valley Road, Palomino Valley
- Assessor’s Parcel No: 076-340-13
- Parcel Size: ±40.13 acres
- 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 19, T23N, R21E, MDM, Washoe County, NV
- Staff: Grace Sannazzaro, Planner
- Phone: 775.328.3771
- Email: gsannazzaro@washoecounty.us

C. PUBLIC HEARING: Variance Case No VA13-002 - Ellis – To vary the minimum lot size requirements to allow livestock on a property less than one-half (.5) acre in size.

- Applicant/Property Owner: Ronald S. and Frances P. Ellis
- Location: 1260 High Chaparral Drive, near Shadow Hills Drive and State Route 341 (Geiger Grade)
- Assessor's Parcel No: 140-102-08
- Parcel Size: ±0.484 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: Southeast Truckee Meadows
- Development Code: Article 804, and Article 330
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 27, T18N, R20E, MDM, Washoe County, NV
- Staff: Sandra Monsalvè, AICP, Senior Planner
- Phone: 775.328.3608
- Email: smonsalve@washoecounty.us

D. PUBLIC HEARING: Amendment of Conditions Case No: AC13-003 – City of Reno - To extend the approval of Special Use Permit Case Number SB11-002 for 3 additional years until June 2, 2016. The original approval allowed the construction of a new water storage tank of 250,000 gallons and related piping to enhance domestic water service and to provide fire protection at the Sky Tavern Ski Area.

- Applicant: Bowling Mamola Group, Attn: Douglas Buck
- Property Owner: City of Reno, Attn: Glen Daily
- Location: At the southwest corner of Sky Tavern Road and State Route 431
- Assessor's Parcel No: 048-050-03
- Parcel Size: ±143.07
- Regulatory Zone(s): Parks and Recreation (PR)
- Area Plan: Forest Area
- Citizen Advisory Board: Galena / Steamboat
- Development Code: Authorized in Article:810, Special Use Permits
- Commission District: 1– Commissioner Berkbigler
- Section/Township/Range: Section 17, T17N, R19E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

E. PUBLIC HEARING: Amendment of Conditions Case Number AC13-004 - William Kunz grading to amend approved Special Use Permit Case Number SB12-008 – To allow the addition of a permanent earthen structure (landscape mound) up to 9.5 feet in height, to the approved grading plans.

- Applicant: Gail Willey Landscaping
- Property Owner: William and Maureen Kunz
- Location: 6947 Windy Hill Road, approximately 1,200 feet north of its intersection with Lakeside Boulevard.
- Assessor's Parcel No.(s): 041-101-16

- Parcel Size: ± 3.28 Acres
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: West Truckee Meadows CAB
- Commission District: 1 – Commissioner Berkbigler
- Development Code: Article 438, Grading
Article 810, Special Use Permits
- Section/Township/Range: Section 35, T19N, R19E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@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. 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

11. Director's Items

- A. *Legal Information and Updates

12. *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.

13. Adjournment