



# WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

## Board of Adjustment Members

Kim Toulouse, Chair  
Lee Lawrence, Vice Chair  
Philip J. Horan  
Robert F. Wideman  
Vacant  
William Whitney, Secretary

Thursday, June 5, 2014  
1:30 p.m.

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

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### PUBLIC HEARING ITEMS

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

- **Special Use Permit Case Number SB14-002 (Verizon Wireless)**
- **Variance Case Number VA14-004 (Ronning)**
- **Administrative Permit Case Number AP14-003 (Lake Tahoe SummerFest)**
- **Administrative Permit Case Number AP14-004 (Incline Village Fine Art Festival)**
- **Special Use Permit Case Number SB14-006 (Incline Village/Crystal Bay AT&T Mobility Wireless Facility)**
- **Special Use Permit Case Number SB14-009 (Alibi Ale Works)**
- **Special Use Permit Case Number SB14-011 (RESC, LLC)**
- **Special Use Permit Case Number SB14-010 (Amundson Grading)**
- **Special Use Permit Case Number SB14-005 (Lemmon Valley Verizon Wireless)**

**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 next page or by contacting the Planning and Development Division.

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 Follow:** 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](http://www.washoecounty.us/comdev) four days prior to the meeting.

**How to Get Copies of Agenda and Support Material.** Copies of this agenda and supporting materials may be obtained through the Planning and Development Division website ([http://www.washoecounty.us/comdev/boards\\_commissions/boa/boa\\_agenda\\_index.htm](http://www.washoecounty.us/comdev/boards_commissions/boa/boa_agenda_index.htm)) or at the Planning and Development Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.325.8050 or e-mail [dfagan@washoecounty.us](mailto: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.

**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 the Planning and Development Division, 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 775.328.6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven to fifteen days, depending on the type of application.

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## AGENDA

1:30 p.m.

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

1:30 p.m.

## 8. Planning Items and 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. Public Hearing: Special Use Permit Case Number SB14-002 (Verizon Wireless)

(Continued from the April 3, 2014 agenda) – To allow for the construction of a Wireless Communications Facility consisting of a 17 foot high faux water tank concealing six antennas situated on top of an 83 foot high tower (total height 100 feet) and an equipment shelter containing telecommunication ground equipment, all of which shall be enclosed within a 50 foot x 50 foot fenced area on a ±35.73 acre parcel. Three easements to be located on the subject parcel are also included in the proposal; two of which will be 6 foot wide Verizon Wireless utility easements for overhead utility poles; and one will be for a 15 foot wide Verizon Wireless access and utility easement.

- Applicant: Sacramento Valley LP dba Verizon Wireless
- Consultant: Complete Wireless Consulting
- Property Owner: Washoe Valley Storage
- Project Address: 205 US Highway 395 N, Washoe Valley, NV; located on the west side of US 395, across the highway from Old Washoe Drive
  
- Assessor's Parcel Number: 046-080-42
- Total Parcel Size: ±35.73 Acres
- Total Project Size: 50 feet x 50 feet (2,500 square feet)
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: South Valleys
- 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 Humke
- Section/Township/Range: Within Section 24, T17N, R19E, MDM, Washoe County, NV
  
- Staff: Grace Sannazzaro, Planner  
Washoe County Community Services Department  
Planning and Development Division
  
- Phone: 775-328-3771
- E-mail: [gsannazzaro@washoecounty.us](mailto:gsannazzaro@washoecounty.us)

### B. Public Hearing: Variance Case Number VA14-004 (Ronning) – To reduce the required side yard setback from eight (8) feet to three (3) feet for construction of a new single-family dwelling.

- Applicant/Property Owner: Grable Ronning
- Location: 400 Gonowabi Road, Crystal Bay, NV
- Assessor's Parcel Number: 123-145-04
- Parcel Size: .52 acres
- Master Plan Category: Suburban Residential (SR)

- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 804, Variances
- Commission District: 1 – Commissioner Berkgigler
- Section/Township/Range: Section 19, Township 16 N Range 18 E  
Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3622
- E-mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**C. Public Hearing: Administrative Permit Case Number AP14-003 (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 1, 2, 3, 8, 9, 10, 15, 16, and 17, 2014. The proposed outdoor concerts will be held between the hours of 7:00 p.m. and 9:00 p.m. on August 1, 2, 8, 9, 15, and 16, 2014 (Fridays and Saturdays) and between the hours of 4:00 p.m. and 7:00 p.m. on August 3, 10 and 17, 2014 (Sundays). Two additional concerts will be held on the Sundays of August 10 and 17, between the hours of 11:00 a.m. and noon. These concerts are focused on family themes and will not include any of the catering services available at the evening concerts. All proposed 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 Incline Village General Improvement District (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 Numbers: 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 (C)
- Regulatory Zone: Public and Semi-Public Facilities (PSP)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 310, Temporary Uses and Structures; and WCC Chapter 25, Business Licenses, Permits and Regulations
- Commission District: 1 – Commissioner Berkgigler
- Section/Township/Range: Within Section 23, T16N, R18E, MDM,  
Washoe County, NV
- Staff: Eric Young, Planner  
Washoe County Community Services Department  
Planning and Development Division

- Phone: 775-328-3613
- E-mail: [eyoung@washoecounty.us](mailto:eyoung@washoecounty.us)

**D. Public Hearing: Administrative Permit Case Number AP14-004 (Incline Village Fine Art Festival)** – To approve an administrative permit and outdoor community event business license for the Incline Village Fine Art Festival, an outdoor art display event to be held at Preston Field in Incline Village, Nevada on August 15, 16, and 17, 2014. The proposed event will be held between the hours of 10:00 a.m. and 5:00 p.m. (Friday through Sunday). The event will consist of approximately 50 artists, 3 food booths, acoustic entertainment (no amplification or stages), and possible wine tasting. Each artist will set up their own 10' x 10' canopy in which to display their original art work. Primary parking is proposed on-site utilizing the existing parking for Preston Field. Event organizers estimate that approximately 50 participants and a maximum of 500 spectators will take part in the event during any one day of the three-day event period. 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: West Coast Artists Corporation – Ronda Mills-Beck
- Property Owner: Incline Village General Improvement District.
- Location: 700 Tahoe Blvd, Incline Village, NV 89451
- Assessor's Parcel Number: 124-032-33
- Parcel Size: 5.09 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 310, Temporary Uses and Structures, and WCC Chapter 25, Business Licenses, Permits and Regulations
- Commission District: 1 –Commissioner Berkbigler
- Section/Township/Range: Within Section 16, T16N, R18E, MDM, Washoe County, NV
- Staff: Chad Giesinger, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3626
- E-mail: [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)

**E. Public Hearing: Special Use Permit Case Number SB14-006 (Incline Village/Crystal Bay AT&T Mobility Wireless Facility)** – To install a 120 foot tall mono-pine wireless facility for the purpose of providing wireless coverage in the surrounding area.

- Applicant: AT&T Mobility
- Property Owner: Washoe County
- Location: 625 Mt. Rose Highway, Incline Village
- Assessor's Parcel Number: 124-032-34
- Parcel Size: ±6.14
- Master Plan Category: Rural (R)
- Regulatory Zone: Public/Semi-Public Facilities (PSP)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay

- Development Code: Authorized in Article 324, Communication Facilities; and Article 810, Special Use Permits
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 16, T16N, R18E MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3620
- E-mail: [Tlloyd@washoecounty.us](mailto:Tlloyd@washoecounty.us)

**F. Public Hearing: Special Use Permit Case Number SB14-009 (Alibi Ale Works)** – To permit the use of a commercial building as a craft brewery and tasting room at 204 E. Enterprise Street, Incline Village.

- Applicant: Kevin Drake
- Property Owner: Steve Feinberg
- Location: 204 E. Enterprise Street, Incline Village
- Assessor’s Parcel Number: 132-222-18
- Parcel Size: ±0.228
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: Tahoe, Incline Village Commercial Community Plan
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 15, T16E, R18N, MDM, Washoe
- Staff: Eva M. Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3796
- E-mail: [EKrause@washoecounty.us](mailto:EKrause@washoecounty.us)

**G. Public Hearing: Special Use Permit Case Number SB14-011 (RESC, LLC)** – To permit Storage of Operable Vehicles on a property zoned General Commercial (GC).

- Applicant: RESC, LLC
- Property Owner: RESC, LLC
- Location: 14810 Kivett Lane, Reno
- Assessor’s Parcel Number: 017-055-32
- Parcel Size: ±1.179
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: Southeast Truckee Meadows,  
Toll Road Character Management Area
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 302, Allowed Uses; and Article 810, Special Use Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 27, T18N, R20E MDM, Washoe

- Staff: Eva M. Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3796
- E-mail: [EKrause@washoecounty.us](mailto:EKrause@washoecounty.us)

**H. Public Hearing: Special Use Permit Case Number SB14-010 (Amundson Grading)** – To grade approximately 3,500 cubic yards (±83,315 square feet) of dirt for the purpose of preparing the property for a residence, agricultural building and horse riding arena.

- Owner/Applicant: Christina M Herbert Trust
- Location: 0 Mountain Ranch Road
- Assessor's Parcel Number: 150-250-48
- Parcel Size: ±2.476
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 438, Grading Standards; and Article 810, Special Use Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 26, T18N, R19E MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3620
- E-mail: [TLloyd@washoecounty.us](mailto:TLloyd@washoecounty.us)

**I. Public Hearing: Special Use Permit Case Number SB14-005 (Lemmon Valley Verizon Wireless)** – To install a wireless telecommunications monopole, up to ±60 feet tall, to be placed within a 50 x 50 fenced area, to include three (3) sectors with four (4) eight (8) foot tall antennas per sector, six (6) RRU-12 units, a pre-fabricated 11'6" x 16'-10.5" unmanned equipment shelter, and a 48kw stand-by backup diesel generator, all other necessary ancillary equipment related thereto.

- Applicant: Verizon Wireless c/o Epic Wireless  
Attn: Andrew Lesa
- Property Owner: Randall Scott
- Location: 600 E. Patrician Drive, southwest of intersection of  
Freemont Way and E. Patrician Drive
- Assessor's Parcel Number: 080-730-29
- Parcel Size: ±45.94 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- 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 Weber
- Section/Township/Range: Section 34, T21N, R19E, MDM Washoe County, NV

- Staff: Sandra Monsalve, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3608
- E-mail: [smonsalve@washoecounty.us](mailto:smonsalve@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 Reports
- C. Consider and adopt a Resolution commending Philip Horan for his service to Washoe County

## **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**