



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Board of Adjustment Members

Lee Lawrence, Chair
Robert F. Wideman, Vice Chair
Kristina Hill
Clay Thomas
Kim Toulouse
William Whitney, Secretary

Thursday, April 2, 2015
1:30 p.m.

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

PUBLIC HEARING ITEMS

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

- **Amendment of Conditions Case Number AC15-002 (Evans Greenhouses)**
- **Special Use Permit Case Number SB15-001 (Mustang Industrial Grading)**
- **Administrative Permit Case Number AP15-002**
- **Variance Case Number VA15-001 (Moraine Trust)**
- **Variance Case Number VA15-002 (Kline)**

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 on the 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; Location of Website. In accordance with NRS 241.020, this agenda has been posted at: Washoe County Administration Building (1001 E. Ninth Street); Washoe County Courthouse (75 Court Street); Washoe County Library (301 South Center Street); and Sparks Justice Court (1675 East Prater Way, Suite 107) and <https://notice.nv.gov>. Agendas and staff reports are posted to the Washoe County website at 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) 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). 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.

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 [October 2, 2014](#), [December 4, 2014](#), and [February 5, 2015](#) Draft 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. Amendment of Conditions Case Number AC15-002 (Evans Greenhouses) – Hearing, discussion and possible re-approval of the expired Administrative Permit Case Number AP12-003 that allowed the construction of two greenhouse buildings, both of which are larger than the existing dwelling unit and to extend the time for submission of complete construction permits for the one remaining greenhouse until October 2017.

- Applicant: Spencer Scott
31850 Cantlon Drive
Wadsworth, NV 89442
- Property Owner: Don Evans
5555 Tancho Drive
Madison, WI 53718
- Location: 31850 Cantlon Drive, approximately one mile west
of its intersection with State Route 427
- Assessor's Parcel Number: 084-282-16
- Parcel Size: ±5.94 acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: Medium Density Rural (MDR)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 18, T20N, R24E, MDM
Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- E-mail: rpelham@washoecounty.us

B. Special Use Permit Case Number SB15-001 (Mustang Industrial Grading) – Hearing, discussion, and possible approval of a special use permit to allow the grading of approximately 81 acres and excavation of a total of approximately 355,417 cubic yards of earth in preparation of construction of two industrial buildings and associated driveways and parking areas.

- Applicant: Scannell Properties
Attn: Dan Salzer
800 East 96th Street, Suite 175
Indianapolis, IN 46240
- Property Owner: Hiatt Land and Development Company
Attn: Bart Hiatt
515 Windmill Drive
Fallon, NV 89406
- Location: South of Mustang Road, between the railroad
tracks and the Truckee River

- Assessor's Parcel Number: 084-370-02
- Parcel Size: ±117.76 acres
- Master Plan Category: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 438, Grading
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 15 and 16, T19N, R21E, MDM
Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- E-mail: rpelham@washoecounty.us

C. Administrative Permit Case Number AP15-002 – Hearing, discussion, and possible approval of an administrative permit to allow the construction of a detached accessory structure that is larger than the primary residence 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 Number: 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: Authorized in Article 306, Accessory Uses and
Structures and Article 808, Administrative Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 11, Township 18 North, Range 19 East,
MDB&M, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
- Phone: 775.328.3620
- Email: tlloyd@washoecounty.us

D. Variance Case Number VA15-001 (Moraine Trust) – Hearing, discussion, and possible approval of a variance to reduce the required side yard setback from eight (8) feet to ±3.96 feet to allow for a 240 square foot addition to the existing residence.

- Property Owner: The Moraine Trust
Attention: D.A. Griscom, Trustee
- Applicant: The Moraine Trust
- Consultant: Wayne Ford, Residential Designer
P.O. Box 4775
Incline Village, NV 89450
- Location: 453 Winding Way
Incline Village, NV 89451
- Assessor's Parcel Number: 124-042-08
- Parcel Size: 0.448 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 16, Township 16N, Range 18E, MDM, Washoe County, NV
- Staff: Sandra Monsalve, AICP, Senior Planner
- Phone: 775.328.3608
- Email: smonsalve@washoecounty.us

E. [Variance Case Number VA15-002 \(Kline\)](#) – Hearing, discussion, and possible approval of a variance to reduce the required front yard setback from 30 feet to 15 feet to allow for the placement of a ± 2,318 square foot manufactured home and a single car garage.

- Property Owner: Kimberly Kline
- Applicant: KC Custom Concepts
- Location: 250 Monarch Drive, in Washoe Valley; approximately one-third mile northeast of the East Lake Boulevard/Monarch Drive intersection
- Assessor’s Parcel Number: 050-371-46
- Parcel Size: .92 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 804, Variances
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 32, Township 17N, Range 20E, MDM Washoe County, NV
- Staff: Grace Sannazzaro, Planner
- Phone: 775.328.3771
- Email: gsannazzaro@washoecounty.us

9. Chair and Board Items

- A. Future Agenda Items
- B. Requests for Information from Staff

10. *Director’s and Legal Counsel’s Items

- A. *Report on Previous Board of Adjustment Items
- B. *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