



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Board of Adjustment Members

Lee Lawrence, Chair
Kim Toulouse, Vice Chair
Kristina Hill
Brad Stanley
Clay Thomas
William Whitney, Secretary

Thursday, February 4, 2016
1:30 p.m.

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

PUBLIC HEARING ITEMS

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

- **Amendment of Conditions Case Number AC15-007 (North Valleys Regional Park Grading)**
- **Administrative Permit Case Number AP15-007 (Incline Village Fine Art Festival)**
- **Amendment of Conditions Case Number AC15-005 (Encore DEC)**
- **Special Use Permit Case Number SB15-005 (Verizon Arrowcreek)**
- **Special Use Permit Case Number SB15-010 (Iremonger Grading)**
- **Special Use Permit Case Number SB15-011 (Western Turf)**
- **Special Use Permit Case Number SB15-012 (TMWA Mt. Rose Water Treatment Plant)**

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: During the "General Public Comment" items listed below, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. For the remainder of the agenda, public comment will only be heard during public hearing and planning items that are *not* marked with an asterisk (*). Any public comment for hearing and planning items will be heard before action is taken on the item and must be about the specific item being considered by the Board. In order to speak during any public comment, each speaker must fill out a "Request to Speak" form and/or submit comments for the record to the Recording Secretary. Public comment and presentations for individual agenda items are limited as follows: fifteen minutes each for staff and applicant presentations, five minutes for a speaker representing a group, and three minutes for individual speakers unless extended by questions from the Board or by action of the Chair. 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. Comments are to be directed to the Board as a whole and not to one individual.

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.

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 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/csd/planning_and_development/board_of_adjustment/index.php) or at the Planning and Development Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3616 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, and application fee. Appeals must be in writing and must be delivered to the Planning and Development Division within 10 calendar days from the date that the decision being appealed is signed by the Secretary of the Board of Adjustment, and mailed to the original applicant in the proceeding being appealed.

1:30 p.m.

AGENDA

- 1. *Determination of Quorum**
- 2. *Pledge of Allegiance**
- 3. *Ethics Law Announcement**
- 4. *Appeal Procedure**
- 5. *General 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 December 3, 2015 Draft Minutes**

1:30 p.m.

8. Public Hearings

The Board of Adjustment may take action to approve (with or without conditions), modify and approve (with or without conditions), or deny the request. With respect to item 8C, the Board of Adjustment may approve the Administrative Permit and Outdoor Community Event business license with conditions, or deny the application. The Board of Adjustment may also take action to continue an item to a future agenda.

- A. Amendment of Conditions Case Number AC15-007 (North Valleys Regional Park Grading) – Hearing, discussion, and possible action to approve a four-year extension of time to obtain the required grading permit for the approved Special Use Permit (case number SB13-023) which allowed the excavation and grading of approximately 10,100**

cubic yards of cut and 10,000 cubic yards of fill, with a disturbed area of approximately 360,300 square feet in preparation for parking areas, playing fields and related amenities, and to allow graded slopes greater than ten feet in height.

- Applicant: Washoe County Parks and Open Space
1001 E. 9th Street
Reno NV 89502
- Property Owner: United States of America
- Location: On the north side of Sky Vista Parkway
approximately 1000 west of its intersection
with Trading Posed Drive
- Assessor's Parcel Number: 086-390-06
- Parcel Size: 80 Acres
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 810, Special Use Permits
and Article 438, Grading
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 4, Township 20N, Range 19E MDM,
Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner
Planning and Development Division
Washoe County Community Services
Department
- Phone: 775.328.3622
- E-Mail: rpelham@washoecounty.us

B. Administrative Permit Case Number AP15-007 (Incline Village Fine Art Festival) –

Hearing, discussion, and possible action to approve an outdoor community event administrative permit and business license application, with associated license conditions, for the Incline Village Fine Art Festival to be held at Preston Field located at 700 Tahoe Blvd in Incline Village (approximately 0.2 miles east of the junction of States Routes 431 and 28). The proposed event will be held on August 13 and 14, 2016, between the hours of 10:00 a.m. and 5:00 p.m., with vendor set-up and tear-down taking place before 10:00 a.m. on Saturday, August 13, and after 5:00 p.m. on Sunday, August 14. The free-to-the-public event is an art exhibit and sale with approximately 40 artists, two food trucks (one each day), and acoustic entertainment. The event organizer estimates approximately 500 participants will take part in the event during any one day of the two-day event. No overnight camping will be allowed during 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 administrative permit and the business license with conditions, or deny the application. If approved, authorize the outdoor community event to commence on August 13, 2016 and further authorize the Director of the Planning and Development Division to issue the business license when all pre-event conditions have been met.

- Applicant: Curtis W. Beck (CWB Events)
- Property Owner: Incline Village General Improvement District
- Location: Preston Field, 700 Tahoe Blvd, Incline Village,
NV
- 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 Use and Structures, and Washoe County Code 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: Lora R. Robb, Planner
Planning and Development Division
Washoe County Community Services Department
- Phone: 775.328.3627
- E-Mail: lrobb@washoecounty.us

C. Amendment of Conditions Case Number AC15-005 (Encore DEC) – Hearing, discussion, and possible action to approve or deny an amendment of conditions of Special Use Permit Case Number SB06-017 to expand the approval to allow for the outdoor construction and temporary setup of metal structures up to 40 feet tall for a period of time not to exceed four months at any one time.

- Applicant: Encore DEC LLC
- Property Owner: Merit Property Management LLC
- Location: 14830 Kivett Lane
- Assessor’s Parcel Number: 017-055-36
- Parcel Size: 1.312 Acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 27, T18N, R20E, 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

D. Special Use Permit Case Number SB15-005 (Verizon Arrowcreek) – Hearing, discussion, and possible action to approve the construction of new wireless cellular facility consisting of a 56 foot high monopole utilizing a stealth design disguised as a pine tree with 3 sectors, each with two 8’ tall antennas per sector for a total of 6 antennas, 9 remote radio units (RRU), associated outdoor equipment cabinets, and a 48kw stand-by backup diesel generator, all enclosed within a fenced 30’ x 30’ lease area.

- Applicant: Epic Wireless, dba Verizon Wireless
c/o Buzz Lynn
- Property Owner: Rosemary Melarkey

- Location: 5849 Melarkey Way
- Assessor's Parcel Number: 150-250-04
- Parcel Size: 5 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: Southwest Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 324 Communication Facilities; and Article 810, Special Use Permits

- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 26, T18N, R19E, MDM, Washoe County, NV

- Staff: Chad Giesinger, Senior Planner
Washoe County Community Services
Department
Planning and Development Division

- Phone: 775.328.3626
- E-Mail: cgiesinger@washoecounty.us

E. Special Use Permit Case Number SB15-010 (Iremonger Grading) – Hearing, discussion, and possible action to approve Major Grading for construction of a permanent earthen structure greater than six feet in height on a residential parcel of land. The overall height is proposed to be twenty-two feet above existing grade; it will require the importation of approximately 900 cubic yards of earthen material and includes approximately 14,000 square feet of disturbance.

- Applicant/Property Owner: Barry Iremonger
9695 Passa Tiempo Drive
Reno, NV 89511
- Location: 9695 Passa Tiempo Drive, on the west side of the road and approximately 4/10 of a mile south of its intersection with Holcomb Ranch Lane
- Assessor's Parcel Number: 044-401-03
- Parcel Size: ± 2.53 Acres
- 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 Lucey
- Section/Township/Range: Section 7, T18N, R20E, MDM, Washoe County, NV

- Staff: Roger Pelham, MPA, Senior Planner
Planning and Development Division
Washoe County Community Services
Department

- Phone: 775.328.3622
- E-Mail: rpelham@washoecounty.us

F. Special Use Permit Case Number SB15-011 (Western Turf) – Hearing, discussion, and possible action to allow the grading of an area approximately 2.75 acres in size and

excavation of approximately 10,600 cubic yards of earth to create a water storage pond for an agricultural irrigation system.

- Applicant/Property Owner: Fahnestock Properties, LLC
- Location: 0 Youngs Road, approximately ½ mile north of its intersection with Sage Flat Road; and 1.4 miles east of Pyramid Highway
- Assessor's Parcel No: 077-200-04
- Parcel Size: ±62.13 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs/Rural
- Development Code: Authorized in Article 810, Special Use Permits and Article 438, Grading Standards
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 8, T22N, R21E, MDM, Washoe County, NV
- Staff: Kelly Mullin, Planner
Planning and Development Division
Washoe County Community Services
Department
- Phone: 775.328.3608
- E-Mail: kmullin@washoecounty.us

G. Special Use Permit Case Number SB15-012 (TMWA Mt. Rose Water Treatment Plant) – Hearing, discussion, and possible action to approve a special use permit for the construction and operation of a water treatment plant on APN 150-460-05 including grading and construction of an access driveway in a Sensitive Stream Zone; and the construction of two creek diversions in the Critical Stream Zone, one in Thomas Creek (APN 152-430-18) and one in Whites Creek (APN 150-492-20). The Thomas Creek parcel is not contiguous to the other parcels. The water treatment plant and creek diversions will be used to enhance the Truckee Meadow Water Authority's ground water resources in the Mt Rose area.

- Applicant: Truckee Meadows Water Authority (TMWA)
- Property Owners: TL Mt. Rose LP, and Washoe County
- Locations: Water treatment plant located in the approved, unbuilt, Monte Vista Subdivision, approximately one-third mile north of the intersection of Mt. Rose and Callahan Ranch Road and south of Mountain Ranch Road; Whites Creek diversion structure located in Whites Creek south of proposed water treatment plant; Thomas Creek diversion located in Thomas Creek, between Crested Wheat Road and Melarkey Way
- Assessor's Parcel Numbers: 150-460-05 (TL MT. Rose LP); 150-492-20 (Washoe County); 152-430-18 (Washoe County)
- Parcel Size: 58.08 acres (water treatment plant), 8.25 (Whites Creek) and 85.39 acres (Thomas Creek)
- Master Plan Category: Rural Residential (RR)

- Regulatory Zone: 58.08 acre parcel = 50.53 acres High Density Rural (HDR) and 7.55 acres General Rural (GR); 8.25 acre parcel = 1.4 acres HDR and 6.85 acres GR; 85.39 acre parcel is Open Space (OS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 302 Allowed Uses; Article 48 Significant Hydrologic resources; and Article 810 Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 26 and 35, T18N, R19E, MDM, Washoe County, NV
- Staff: Eva M. Krause - AICP, Planner
Planning and Development Division
Washoe County Community Services
Department
- Phone: 775.328.3628
- E-Mail: ekrause@washoecounty.us

9. Planning Items

- A. Possible action to appoint Primary and Alternate members from the Washoe County Board of Adjustment to the Washoe County Design Review Committee.
- B. Discussion and possible action to adopt 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.

10. Chair and Board Items

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

11. Director's and Legal Counsel's Items

- *A. Report on Previous Board of Adjustment Items
- *B. Legal Information and Updates

12. *General 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