



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Board of Adjustment Members

Clay Thomas, Chair
Kristina Hill, Vice Chair
Lee Lawrence
Brad Stanley
Kim Toulouse
Trevor Lloyd, Secretary

Thursday, May 7, 2020
1:30 p.m.

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

No members of the public will be allowed in the BCC Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only.

The meeting will be televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

PUBLIC HEARING ITEMS

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

- **Administrative Permit Case Number WADMIN20-0005 (ABC Halo)**
 - **Special Use Permit Case Number WSUP20-0004 (Smith Residence Grading)**
 - **Special Use Permit Case Number WSUP20-0005 (Thomas Creek Bridge)**
 - **Special Use Permit Case Number WSUP20-0006 (TMWA Arrowcreek Booster Pump Station)**
-

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. Public comment, whether on action items or general public comment, is limited to three (3) minutes per person. No action may be taken on a matter raised under general public comment until the matter is included on an agenda as an item on which action may be taken.

As required by the Governor's Declaration of Emergency Directive 006 Section 2, members of the public may submit public comment by logging into the ZOOM webinar by accessing the following link: **Link to join Webinar <https://us02web.zoom.us/j/99055832886>**. NOTE: This option will require a computer with audio and video capabilities. Additionally, public comment can be submitted via email to **washoe311@washoecounty.us** or by leaving a voice message at: **(775) 954-4664**. Voice messages received will either be broadcast into the Commission Chamber during the meeting or transcribed for entry into the record. The County will make

reasonable efforts to include all comments received for public comment by email and voice-mail into the record. Please try to provide comments by 4:00 p.m. on May 6, 2020.

Posting of Agenda; Location of Website. Pursuant to NRS 241.020, the Agenda for the Parcel Map Review Committee has been electronically posted at https://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php and <https://notice.nv.gov>. Pursuant to Section 3 of the Declaration of Emergency Directive 006 (“Directive 006”), the requirement contained in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and further, the requirement that notice agendas be physically posted within the State of Nevada has been suspended.

How to Get Copies of Agenda and Support Material: Copies of this agenda and supporting materials may be obtained through the Planning and Building Division website (http://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php) or at the Planning and Building 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.

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 Building 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.

AGENDA

1:30 p.m.

1. ***Determination of Quorum**
2. ***Pledge of Allegiance**
3. ***Ethics Law Announcement**
4. ***Appeal Procedure**
5. * **General Public Comment and Discussion Thereof**

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

6. **Possible action to approve Agenda**

7. **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. **Administrative Permit Case Number WADMIN20-0005 (ABC Halo)** – For possible action, hearing, and discussion to approve a Child Daycare facility for up to 59 children in an existing commercial building.

- Applicant: Angel Gordon
- Property Owner: Patricia Koch

- Location: 4845 Sun Valley Blvd
- APN: 035-073-16; 035-073-13
- Parcel Size: 0.448 and 0.037 Acres
- Master Plan: Commercial (C)
- Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 3 – Commissioner Jung
- Staff: Chris Bronczyk, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3612
- E-mail: cbronczyk@washoecounty.us

B. Special Use Permit Case Number WSUP20-0004 (Smith Residence Grading) – For possible action, hearing, and discussion to approve a major grading permit for 2,940 cubic yards of cut and 1,790 cubic yards of fill across 33,200 square feet of area on slopes exceeding 15% resulting in the construction of a permanent earthen structure over 4½ feet in height within the front yard setback and over 6 feet in height outside of the front yard setback

- Applicant/ Property Owner: David Smith
- Location: The western terminus of Old Ranch Road, approximately 2600ft from the intersection of Old Ranch Rd and Franktown Road
- APN: 055-092-09
- Parcel Size: 5.118 acres
- Master Plan: Rural Residential
- Regulatory Zone: Medium Density Rural
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 438, 810
- Commission District: 2 – Commissioner Lucey
- Staff: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3628
- E-mail: dcahalane@washoecounty.us

C. Special Use Permit Case Number WSUP20-0005 (Thomas Creek Bridge) – For possible action, hearing, and discussion for the construction of a 16 foot long and 5 foot wide pedestrian bridge to cross the critical stream zone buffer area of Thomas Creek, located approximately 500 ft. upstream from the Zolezzi bridge at the terminus of Zolezzi Lane and a new 420-foot long trail for public access.

- Applicant/Property Owner: Washoe County
- Location: 500 ft. upstream from the Zolezzi bridge at the terminus of Zolezzi Lane
- APN: 152-021-07
- Parcel Size: 20.62 acres
- Master Plan: Open Space (OS)
- Regulatory Zone: Open Space (OS)
- Area Plan: Southwest Truckee Meadows

- Citizen Advisory Board: South Truckee Meadow/Washoe Valley
- Development Code: Authorized in Article 418, Significant Hydrological Resources and Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Staff: Julee Olander, Planner
Washoe County Community Service Department
Planning and Building Division
- Phone: 775.328.3627
- Email: jolander@washoecounty.us

D. Special Use Permit Case Number WSUP20-0006 (TMWA Arrowcreek Booster Pump Station) – Special Use Permit Case Number WSUP20-0006 (Truckee Meadows Water Authority, Arrowcreek Booster Pump Station) – For possible action, hearing, and discussion to approve a special use permit to allow the construction and operation of a booster pump station (Utility Services Use Type) to enhance domestic water distribution. The applicant is also asking that the Board vary the paving requirements of all parking and circulation areas as required in section 110.310.25(e) of the Washoe County Code.

- Applicant: Truckee Meadows Water Authority
- Property Owner: Washoe County
- Location: North side of Arrowcreek Parkway, approximately 600 feet west of its intersection with Tremolite Drive
- APN: 142-020-06
- Parcel Size: ±24.48 Acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Public and Semi-Public Facilities (PSP)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Authorized in Article 810 Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Staff: Roger Pelham, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

8. Chair and Board Items

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

9. Director’s and Legal Counsel’s Items

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

10. *General Public Comment and Discussion Thereof

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

11. Adjournment