



WASHOE COUNTY BOARD OF ADJUSTMENT NOTICE OF MEETING AND AGENDA

Board of Adjustment Members

Robert F. Wideman, Chair
Mary S. Harcinske, Vice Chair
Philip J. Horan
Richard "R.J." Cieri
Kim Toulouse
William Whitney, Secretary

Thursday June 7, 2012
1:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS

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

- **Administrative Case No. AP12-005 – Lake Tahoe SummerFest**
- **Administrative Permit Case No. AP12-004 - Everett Detached Garage**
- **Special Use Permit Case No. SB12-007 & VA12-002 – Hidden Valley Fire Station**
- **Administrative Permit Case No. AP12-003 – Evans Greenhouses**
- **Special Use Permit Case No. SB12-006 – Amy Ranch Stables**
- **Special Use Permit Case No. SB12-002 – AT&T Mobility, Incline Village High School, Wireless Communication Facility** - Applicant has completely withdrawn the application and it will not be heard.

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 Community 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 Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive). 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 Community 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 5, 2012
- 8. Consent Items**
None

9. Project Review Items - Possible action to approve/disapprove or recommend approval/disapproval (with or without conditions) the following project applications:

A. PUBLIC HEARING: Administrative Permit Case No. AP12-005 - 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 3, 4, 5, 10, 11, 12, 17, 18 and 19, 2012. The proposed outdoor concerts will be held between the hours of 6:30 p.m. and 8:30 p.m. on August 3, 4, 10, 11, 17 and 18, 2012 (Fridays and Saturdays) and between the hours of 3:00 p.m. and 5:00 p.m. on August 5, 12 and 19, 2012 (Sundays). The concerts will be unamplified classical music venues located within a portable awning 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 Church at the intersection of Tahoe Boulevard and Country Club Drive and 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.

- Location: Sierra Nevada College, 291 Country Club Drive, Incline Village, NV
- Assessor's Parcel No.(s): 127-040-10 (College), 130-050-01 (Church) and 127-040-07 (IVGID Recreation Center)
- Parcel Size: 17.05 acres (College), 1.4 acres (Church) and 16.2 acres (Recreation Center)
- Regulatory Zone(s): PSP
- Area Plan: Tahoe/Incline Tourist
- Citizen Advisory Board: Incline Village/Crystal Bay
- Commission District: 1 - Commissioner John Breternitz
- Development Code: Authorized in Article 310, Temporary Uses and Structures, and WCC Chapter 25, Business License Ordinance
- Section/Township/Range: Within Section 23, T16N, R18E, MDM, Washoe County, NV
- Staff: Eva Krause, AICP, Planner
- Phone: 775.328.3796
- Email: ekrause@washoecounty.us

B. PUBLIC HEARING: Administrative Permit Case No. AP12-004 - Everett Detached Garage - To allow the building of an accessory structure (garage and carport) that is bigger than the existing main dwelling.

- Location: 475 Tranquil Drive, Sparks NV
- Assessor's Parcel No.(s): 534-273-05
- Parcel Size: 1.33 Acres
- Regulatory Zone(s): LDS
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs CAB
- Commission District: 4 – Commissioner Robert Larkin
- Development Code: Authorized in Article 808, Administrative Permits
- Specific Plan: Within the Spanish Springs Area Plan

- Section/Township/Range: Within Section 25, T21N, R20E, MDM, Washoe County, NV
- Staff: Eva Krause, AICP, Planner
- Phone: 775.328.3796
- Email: ekrause@washoecounty.us

C. PUBLIC HEARING: Special Use Permit Case No. SB12-007 – Hidden Valley Fire Station – To temporarily expand a Safety Service facility by installing a manufactured home (built to commercial coach standards) to be used as living quarters for professional firefighters.

AND

PUBLIC HEARING: Variance Case No. VA12-002 – To reduce the front yard setback from 20 feet to 15 feet to allow for the placement of the manufactured home.

- Location: 3255 Hidden Valley Drive, approximately 100 feet west of the intersection of Hidden Valley Drive and Pelham Drive
- Assessor's Parcel No.: 051-122-10
- Parcel Size: 0.326 acres
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: Southeast Truckee Meadows
- Commission District: 2 – Commissioner David Humke
- Development Code: Authorized in Articles 302, Allowed Uses; 810, Special Use Permits; 410 Building Placement Standards; and 804 Variances
- Section/Township/Range: Within Section 22, T19N, R20E, MDM Washoe County, NV
- Staff: Eva Krause, AICP, Planner
- Phone: 775.328.3796
- Email: ekrause@washoecounty.us

D. PUBLIC HEARING: Administrative Permit Case No. AP12-003 – Evans Greenhouse Buildings - To allow the construction of two greenhouse buildings, Phase 1 of 4,000 square feet and Phase 3 of 30,000 square feet, as shown on the attached site plan. Phases 2 and 4, as shown on the site plan, are not requested at this time.

- Location: 31850 Cantlon Drive
- Assessor's Parcel No: 084-282-16
- Parcel Size: ±5.94 acres
- Regulatory Zone: Medium Density Rural
- Area Plan: East Truckee Canyon
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 4 – Commissioner Robert Larkin
- Section/Township/Range: Within Sections 17 & 18 T20N R24E MDM Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

E. PUBLIC HEARING: Special Use Permit Case No. SB12-006 - Amy Ranch Commercial Stables, aka High Desert Equine Center – To allow the operation of an equestrian facility for horse boarding, lessons, activities and events.

- Location: 4455 Amy Road
- Assessor's Parcel No: 077-140-06
- Parcel Size: ± 40.00 acres
- Regulatory Zone: General Rural Agricultural (GRA)
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs
- Development Code: Authorized in Article 302 Allowed Uses & Article 810 Special Use Permits
- Commission District: 5 - Commissioner Bonnie Weber
- General Improvement District: Palomino Valley
- Section/Township/Range: Within Section 22 T22 R21 MDM Washoe County, NV
- Staff: Grace Sannazzaro, Planner
- Phone: 775.328.3771
- Email: gsannazzaro@washoecounty.us

***WITHDRAWN - Special Use Permit Case No. SB12-002 – AT&T Mobility, Incline Village High School, Wireless Communication Facility** - To replace an existing stadium light pole with an 87-foot tall wireless telecommunications monopole, with up to 12 panel antennas, new light fixtures and all necessary ancillary equipment; and to construct an equipment cabinet shelter within a 26' x 18' fenced area adjacent to the monopole; and, to vary the overall pole height from an allowable 80 feet up to 87 feet.

*This application has been **withdrawn at the request of the applicant (AT&T)** and there will be no further deliberation, analysis or consideration of the application and the case is closed.*

AND

The withdrawal is not considered a denial and the restrictions on waiting for one year for a new application do not apply.

- Location: At the sports stadium at Incline Village High School, 499 Incline Village Boulevard, approximately 400 feet north of its intersection with Northwood Boulevard
- Assessor's Parcel No.(s): 124-071-52
- Parcel Size: 19.01 acres
- Current Regulatory Zone(s): Public and Semi-Public Facilities (PSP)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village / Crystal Bay
- Commission District: 1 – Commissioner Breternitz
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Section/Township/Range: Within Section 15, T16N, R18E, MDM Washoe County, NV
- Staff: Sandra Monsalvè, AICP, Senior Planner
- Phone: 775.328.3608
- Email: smonsalve@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. *Report on Previous Board of Adjustment Items

B. *Legal Information and Updates

11. Director's Items

None

12. *Other Items

None

13. *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.

14. Adjournment



BOARD OF ADJUSTMENT MEETING MINUTES

Board of Adjustment Members

Philip J. Horan, Chair

Robert F. Wideman, Vice Chair

Mary S. Harcinske

Richard "R.J." Cieri

Kim Toulouse

William Whitney, Secretary

Thursday April 5, 2012

1:30 p.m.

Washoe County Health Department
1001 East Ninth Street
Reno, NV

WASHOE COUNTY BOARD OF ADJUSTMENT

Minutes

April 5, 2012

The regular meeting of the Washoe County Board of Adjustment was scheduled for Thursday, April 5, 2012 at 1:30 p.m., in the Washoe County District Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

1. Determination of Quorum

Chair Wideman called the meeting to order at 1:30 p.m. The following members and staff were present:

Members present: Robert Wideman, Chair
Philip Horan
Richard "R.J." Cieri
Mary S. Harcinske
Kim Toulouse

Members absent: None

Staff present: William Whitney, Acting Director, Community Development
Roger Pelham, MPA, Senior Planner, Community Development
Sandra Monsalvè, AICP, Senior Planner, Community Development
Grace Sannazzaro, Planner, Community Development
Trevor Lloyd, Senior Planner, Community Development
Greg Salter, Deputy District Attorney, District Attorney's Office
Dawn Spinola, Recording Secretary, Community Development

2. Pledge of Allegiance

Member Horan led the pledge to the flag.

3. Ethics Law Announcement

Deputy District Attorney (DDA) Salter recited the Ethics Law standards.

4. Appeal Procedure

Mr. Whitney recited the appeal procedure for items heard before the Board of Adjustment.

5. Public Comment

As there was no response to the call for public comment, Chair Wideman closed the public comment period.

6. Approval of Agenda

Chair Wideman proposed Item 11B, AT&T Mobility at Incline Village High School, be heard first and the remaining items be heard in order.

In accordance with the Open Meeting Law, Member Horan moved to approve the agenda of April 5, 2012 as proposed by Chair Wideman. The motion, seconded by Member Harcinske, passed unanimously.

7. Approval of Minutes

Member Horan moved to approve the minutes of February 2, 2012. The motion was seconded by Member Harcinske and passed four in favor and none against, Member Toulouse abstaining as he had not been present at the meeting.

8. Chair and Board Items

None

9. Director's Items

Mr. Whitney initiated a discussion about moving Chair and Commission and Director's Items to the end of the agenda on a permanent basis for the convenience of the members of the public attending the meetings. Member Harcinske spoke in favor of the idea, noting occasionally topics arise during the meeting that would be good candidates for informational discussion after the public hearings had finished.

Member Toulouse moved to permanently change the order of the agenda as suggested by Mr. Whitney. The motion was seconded by Member Horan and passed unanimously.

Mr. Whitney explained to the Board the discussion regarding having 12 meetings per year instead of six would be postponed until the next fiscal year, after the budget situation became a bit clearer and to see if the case load increased.

10. Consent Items

None

11. Project Review Items

Agenda Item 11B

PUBLIC HEARING: Special Use Permit Case No. SB12-002 – AT&T Mobility, Incline Village High School, Wireless Communication Facility – To replace an existing stadium light pole with an 87-foot tall wireless telecommunications monopole, with up to 12 panel antennas, new light fixtures and all necessary ancillary equipment; and to construct an

equipment cabinet shelter within a 26' x 18' fenced area adjacent to the monopole; and, to vary the overall pole height from an allowable 80 feet up to 87 feet.

- Location: At the sports stadium at Incline Village High School, 499 Incline Village Boulevard, approximately 400 feet north of its intersection with Northwood Boulevard
- Assessor's Parcel No.(s): 124-071-52
- Parcel Size: 19.01 acres
- Current Regulatory Zone(s): Public and Semi-Public Facilities (PSP)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village / Crystal Bay
- Commission District: 1 – Commissioner Breternitz
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Section/Township/Range: Within Section 15, T16N, R18E, MDM Washoe County, NV

Ms. Monsalvè reviewed the staff report dated March 30, 2012. She explained the item had been publicly noticed, but the applicant had requested a continuance to June 7, 2012.

Chair Wideman opened the public hearing.

Applicant's Representative Randy Brown introduced himself and confirmed they were requesting the continuance.

Chair Wideman reiterated public comment was limited to three minutes per person.

Incline Resident Steven Dolan opined the case had been inappropriately advertised and noticed to the public. He explained his perception of the controversial nature of the towers in terms of public health and safety. He noted other locations had been proposed and may be more appropriate.

DDA Salter asked if Mr. Dolan lived within 500 feet of the tower. Mr. Dolan replied he believed the distance was 500 yards and said he did not. He opined the affected property owners did not necessarily live within that distance.

Resident John Eppolito asked when the application was submitted. Chair Wideman advised him not to use his time asking questions. Mr. Eppolito stated he felt the application should be denied, and pointed out the Incline Village/Crystal Bay Citizen Advisory Board (CAB) had voted to deny it. He opined there was no coverage gap in the area and noted that a petition being circulated against the tower had over 150 signatures, as the tower would be located close to three schools.

Mr. Eppolito asked if AT&T would pay for expert studies assuring the residents there was no danger. Chair Wideman reminded him it was a time for public comment, not questions and answers. Mr. Whitney suggested Mr. Eppolito contact staff regarding the best way to get in touch with AT&T representatives.

DDA Salter noted if the case were continued and Mr. Eppolito had questions then, he could address them to the Chair who could then direct them to the AT&T representative. Mr. Eppolito provided a copy of the petition to the Recording Secretary and confirmed with the members they had received an e-mail he had sent regarding towers catching fire.

Mark Stanton, representing Washoe County School District (WCSD) stated they supported the request to postpone.

Resident Margaret Martini opined WCSD did not need the income they would receive from AT&T for the use of the property. She stated the International Association of Fire Fighter's Union and other organizations do not allow cell towers on their properties as there was not enough science to support their safety. She opined another location would be more appropriate. She noted that occasionally the towers fall over or catch fire, and a fire would be detrimental to the community.

Chair Wideman closed the public hearing.

All members of the Board stated they had received numerous e-mails in opposition to the project, and Member Horan had received one phone call and one e-mail in support. DDA Salter recommended they be entered into the record.

Member Horan moved to continue Special Use Permit Case No. SB12-002 – AT&T Mobility, Incline Village High School, Wireless Communication Facility to be heard time certain at the June 7, 2012 Board of Adjustment meeting. The motion was seconded by Member Cieri and passed unanimously.

Agenda Item 11A

PUBLIC HEARING: Special Use Permit Case No. SB12-001 – AT&T Mobility, Spanish Springs High School, Wireless Communication Facility – To replace an existing stadium light pole and replace it with a wireless communication pole including 15 panel antennas and ancillary equipment, and construct an equipment shelter within a 30' x 23' fenced area.

- Location: At the sports stadium at Spanish Springs High School, 1065 Eagle Canyon Drive, adjacent to the intersection of Golden Eye and Eagle Canyon Drive
- Assessor's Parcel No.(s): 530-480-02
- Parcel Size: 53.482 acres
- Current Regulatory Zone(s): Public and Semi-Public Facilities (PSP)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Commission District: 4 – Commissioner Larkin
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Section/Township/Range: Within Sections 27 and 34, T21N, R20E, MDM Washoe County, NV

Chair Wideman opened the public hearing.

Mr. Pelham reviewed the staff report dated March 22, 2012.

Applicant's Representative Gary Mapa thanked the Board and briefly reviewed the request.

Member Cieri asked DDA Salter if the Board was involved in making decisions based on health-related issues. DDA Salter replied that both State and Federal law do not allow this Board to consider the environmental effects of the radio frequency emissions (RFEs). The Board was pre-empted and not allowed to consider that issue if the project complies with

Federal Communications Commission (FCC) regulations. He indicated it would be prudent for the Board to request confirmation from the applicant to ensure that it does.

Member Toulouse noted required Finding Number Four reads as follows: "Issuance of the permit will not be significantly detrimental to the public health, safety or welfare, injurious to adjacent properties or detrimental to the character of the surrounding area." He opined it was challenging to make a determination when two contradictory directives existed regarding the Board's power to make a decision based on public safety issues.

DDA Salter reiterated Federal and State statutes pre-empted the Board from considering RFEs as a part of the health concern. The Board could consider other health factors.

Chair Wideman asked Mr. Mapa if an FCC license was required to transmit at the intended frequency prior to operation and Mr. Mapa verified AT&T was properly licensed.

Member Horan read comments made by WCSD Representative Mark Stanton at the IVCB CAB meeting that included indications the school district was researching whether they could or could not refuse AT&T's application. Mr. Stanton explained they were researching as to whether or not the statute that does not allow the land authority to refuse telecommunications facilities applies to school property. The statute allows the facilities to be placed if it meets FCC regulations.

Chair Wideman asked if WCSD was in support or opposition of the application. Mr. Stanton stated they were researching effects of electromagnetic frequencies (EMF) on health. He noted the Board had approved eight leases for towers to date, but would not speak for the School District to directly state if the WCSD Board did or did not support the towers. He opined past practice would indicate they did.

Member Horan suggested it may be prudent for the WCSD Board to bear in mind the difference between communities as they made their decisions. Mr. Stanton explained WCSD was in the process of developing a more standardized process that seeks input from the schools and community.

Member Toulouse asked if WCSD had held an informational public meeting with all of the parents of each of the affected schools. Mr. Stanton replied they had not, but that would be part of the new procedural standard.

Mr. Eppolito noted discussions with the WCSD attorney regarding the fact the District is not the governing agency, only the landlord, but that they had an obligation to consider the health impacts. He noted he opposed the Incline tower as he lived near it and had children that attended the affected schools. Chair Wideman informed him this public comment period was about the Spanish Springs High School tower.

Mr. Dolan stated the issues went beyond just health concerns. He explained families had declared they would leave the area if it was approved, and the installation of the towers would negatively affect real estate values.

Ms. Martini reiterated the WCSD had not contacted the parents or the general public. She pointed out the IVCB CAB meeting had been well-attended by concerned citizens once it was known the item would be heard, and opined more public input should be sought.

Chair Wideman closed the public hearing and asked if any Board members wished to provide disclosures. None did.

Member Horan stated he felt the applicant had complied with the law regarding notification, to include open School Board meetings. He felt they had failed in their communication at the local level.

Member Cieri asked about the notification process and Mr. Pelham explained parcels within 500 feet with a minimum of 30 separate property owners must be notified. In this case 130 legal notices were sent out. He displayed a map of the parcels that had received notices. He had received no comments in response.

Member Harcinske expressed concern the Board was being asked to make a decision while the WCSD was still conducting legal research regarding the land use. She pointed out scientific research did not function as a method of determining lack of something, such as health impacts, in this case.

Member Toulouse echoed her concerns about the legal research and stated he was still struggling with the contradictory Finding issue.

Chair Wideman pointed out it was clear the FCC regulations did not allow them to consider the negative effects of RFEs. With that issue out of consideration, what they were left with was a land use issue. If they have health considerations that are broader, those can be considered, but he had not heard any, so he was satisfied they could make the finding of health with the exclusion of the RFEs.

Chair Wideman went on to note the School Board was governed by a duly-constituted and properly elected Board of Trustees, who are accountable to the public, not the Board of Adjustment. He was perfectly comfortable letting the school Board make the policy decision about what they thought was best for their students and facilities.

Member Toulouse acknowledged the Chair's points. He asked Mr. Pelham if it would be possible in the future to cooperate with the School District and notice all of the parents in the spirit of cooperation and getting the most public input possible. Mr. Pelham stated the County would be willing to coordinate with WCSD in any way that they might request. He pointed out that additional public notice would put this applicant into a different class than another applicant in a similar situation, risking a perception of discrimination. He deferred to Counsel for confirmation.

DDA Salter stated there may be Federal law implications as well as that which Mr. Pelham had stated, due to FCC prohibitions against unreasonably discriminating in favor of one provider over another. He would review the noticing requirements and get back to Member Toulouse.

Member Horan indicated that, based on the clarifying discussion, he would vote in favor of the project. He stated his hope that the School District would do a better job of communicating in the future.

Member Cieri felt it was important to reiterate that notices had been sent out and no comments received.

Member Horan moved to approve conditionally Special Use Permit Case No. SB12-001 – AT&T Mobility, Spanish Springs High School, Wireless Communication Facility. The motion was seconded by Member Harcinske and passed by a vote of four in favor and none against, Member Toulouse abstaining from voting as he could not make the finding of no detriment.

The motion was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a wireless communication facility, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Also:

- (a) That the communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of Community Development and/or his/her authorized representative;
- (b) That public input was considered during the public hearing review process; and
- (c) That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.

Agenda Item 11C

PUBLIC HEARING: Special Use Permit Case No. SB12-004 – NV Energy, South Reno Water Tank, Monopole Antenna – To allow the construction of a wireless communication monopole 45 feet in height and associated equipment.

- Location: At the existing water tank approximately 600 feet west (uphill) from the intersection of Timberline Drive and Timberline View Court
- Assessor's Parcel No.(s): 049-070-41
- Parcel Size: 1.78 acres
- Current Regulatory Zone(s): General Rural (GR)
- Area Plan: Forest
- Citizen Advisory Board: Southwest Truckee Meadows
- Commission District: 1 – Commissioner Breternitz
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Section/Township/Range: Within Section 34, T18N, R19E, MDM Washoe County, NV

Chair Wideman opened the public hearing.

Mr. Pelham reviewed the staff report dated March 22, 2012. He explained the Board would also be considering a variance, which could be issued as part of the Special Use Permit (SUP) process. The variance was being requested to reduce the 1,000-foot required distance from a public trail to 800 feet. He described the benefits of the proposed placement and the additional screening requirements for the monopole. The paint is designed to fade to a dull grey, concealing it further.

Applicant Mark Sullivan explained the comprehensive service upgrade to the area and that there would be many applications like this one to support it. He reiterated Mr. Pelham's statements regarding the benefit of the selected location.

Resident Randy Collins asked if there was a minimum height required for the additional landscape mitigation. Mr. Pelham explained there would need to be 50% each of seven- and eight-foot trees.

Chair Wideman closed the public hearing and asked if any Board members wished to provide disclosures. Member Toulouse stated his brother worked for NV Energy. They had not discussed the issue and typically did not discuss issues that were to come before the Board that related to NV Energy.

Member Toulouse asked if there was a minimum required survival rate for the vegetation and if there was a monitoring plan. Mr. Pelham replied the success rate was required to be 100% over three years.

Member Horan moved to approve conditionally Special Use Permit Case No. SB12-004 – NV Energy, South Reno Water Tank, Monopole Antenna. The motion was seconded by Member Cieri.

Member Harcinske suggested the planning process include specifying areas designated for communications towers, similar to the manner in which utility corridors were handled.

Member Toulouse clarified his vote on this tower differed from his vote on the previous tower due to its distances from residences and more remote location.

The motion passed unanimously

The motion was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a monopole communication facility, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation; and

Also:

- (a) That the communications facility meets all the standards of Sections 110.324.40 through 110.324.60 as determined by the Director of Community Development and/or his/her authorized representative;
 - (b) That public input was considered during the public hearing review process; and
 - (c) That the monopole or lattice tower will not unduly impact the adjacent neighborhoods or the vistas and ridgelines of the County.
1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
 2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
 3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
 4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;
 5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Agenda Item 11D

PUBLIC HEARING: Special Use Permit Case No. SB12-003 for NV Energy – To construct a 70-foot tall monopole wireless communication facility with associated equipment to support NV Energy’s Smart Grid program known as “*NV Energize*”.

- Location: 2030 W 1st Avenue, Sun Valley (Red Peak)
- Assessor’s Parcel No: 502-250-07
- Parcel Size: ±10.27 acres
- Regulatory Zone: General Rural (GR)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 324, Communication Facilities & Article 810, Special Use Permits
- Commission District: 3-Commissioner Jung

- Section/Township/Range: Within Section 24 T20 R19 MDM
Washoe County, NV

Chair Wideman opened the public hearing.

Ms. Sannazzaro reviewed the staff report dated March 20, 2012. She pointed out it was proposed to be placed in a location already containing communication facilities, some of which were as much as twice as tall.

Mr. Sullivan thanked staff for their work on the two projects. He opined Member Harcinske's ideas about planning in advance for certain areas to be designated for communication facilities had merit but could be challenging due to changing technology.

Chair Wideman closed the public hearing and asked if any Board members wished to provide disclosures. Member Toulouse reiterated his earlier disclosure regarding his brother.

Member Harcinske moved to approve conditionally Special Use Permit Case No. SB12-003 for NV Energy. The motion was seconded by Member Toulouse and passed unanimously.

The motion was based on the following findings:

1. Consistency. That the wireless communications facility is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a wireless communications facility and for the intensity of such development;
4. Issuance Not Detrimental. That approval of a special use permit for a wireless communications facility consisting of a monopole antenna and associated ground equipment will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Granting approval of the special use permit for a wireless communications facility will not have a detrimental effect on the location, purpose, or mission of the military installation; and

Section 110.324.75 (Article 324 Communication Facilities)

6. Article 324 Standards. That the proposed wireless communications facility consisting of a monopole antenna and associated ground equipment meets the standards of Article 324 Communication Facilities;
7. Public Input. That public input was considered during the public hearing review process; and
8. Impacts. That the proposed wireless communications facility consisting of a monopole antenna and associated ground equipment will not unduly impact any adjacent neighborhoods or vistas and ridgelines within Washoe County.

Agenda Item 11E

PUBLIC HEARING: Variance Case No. VA12-001 for Arthur Hinckley – To vary the front yard setback from 20 feet to 12 feet to allow the placement of a ±1,494-square-foot manufactured home as authorized in Article 804 of the Washoe County Development Code.

- Location: 525 Polaris Street, approximately 1/3 mile northwest of Toll Road
- Assessor's Parcel No: 017-262-36
- Parcel Size: ±.205 acres
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: Galena-Steamboat
- Development Code: Authorized in Article 804, Variances
- Commission District: 2 - Commissioner Humke
- Section/Township/Range: Within Section 28 T18 R20 MDM Washoe County, NV

Chair Wideman opened the public hearing.

Mr. Lloyd reviewed the staff report dated March 19, 2012. He explained the home had been legally permitted but the front porch did not appear on the plans, so the completed structure extends into the front setback. The side and rear setbacks have been met. The applicant had looked at options relocating the unit on the lot in an effort to rectify the situation but had not found a successful solution.

Mr. Lloyd noted this was the second request by the applicant for this variance. The Board had denied it previously in 2007 when the problem first came to light. Nothing on the property had changed since then. The primary argument presented by the applicant is that the subdivision was created in the 1970s and the average size of manufactured homes is significantly larger than it was then, creating a difficulty in locating a home that will fit on the lot.

Mr. Lloyd explained staff was recommending denial. Approval would represent a special privilege and there were no special circumstances associated with the lot.

Applicant's Representative Derek Wilson stated they were sympathetic with the County's position, and it was possible the information about the unit was misrepresented at time of purchase. Neither the CAB nor the Homeowner's Association (HOA) had expressed any negative comments regarding changing the standards and legalizing the property. They would prefer the unit be occupied and maintained. He pointed out other properties had constructed various structures encroaching into the setbacks over the years so this approval would not set the property apart from others.

Mr. Wilson stated there had been some concern the structure was planned to house a business and that was not correct. He spoke of a petition in favor of the variance that had been signed by all of the neighbors but could not currently be located. He stated manufactured homes have increased in size by 42% since the neighborhood was originally created, thus making the lot unusable unless an older unit was brought in to replace the existing one.

Member Cieri asked what they had done regarding exploring making the house fit and Mr. Wilson replied the easiest way would be to take the porch off, which would leave an

unappealing building. Member Harcinske pointed out a new, smaller modular would fit on the property and Mr. Wilson acknowledged that was correct.

Lorna Hoff, representing Via Bianca HOA, expressed concern that the structure was to be used as a business or a halfway house. The association members preferred it be utilized as a single-family dwelling. Regarding the size, she opined it was a self-inflicted challenge.

Mike Railey stated he was a friend of the owner and could share some of the history. The owner's wife was an artist and intended to use part of the unit as a studio, but not commercially, which had caused the confusion. If it was necessary, the owner would be fine with a condition stating it would only be used as a dwelling. They hoped to sell it.

Mr. Railey went on to note they had researched making the structural changes necessary to cause it to fit the lot, but those would cost as much as a new manufactured home. They had also found it was difficult to find a new one that would fit, due to the lots being small as they were designed in the 1970s.

Chair Wideman closed the public hearing and asked if any Board members wished to provide disclosures. None did.

Member Harcinske pointed out nothing had changed since the case had been denied the first time and that it was not factually accurate to say that there were not new units that could fit on the property.

Member Toulouse concurred with Member Harcinske. He acknowledged it was a financial burden on the owner but pointed out it was a self-imposed hardship. He stated there may be other properties in the neighborhood that encroached into the setbacks, but the focus was on the property in question.

Member Horan remembered the case and saw no reason to change his opinion from the decision that was made in 2007, which was that there were no special or unusual circumstances and would create a special privilege.

Member Cieri noted he too was on the Board in 2007 and was disappointed there had been no attempt to change the circumstances.

Chair Wideman acknowledged this was an unfortunate circumstance and expressed he would liked to have found a way to make it work. He pointed out it was another case of asking the Board to ratify a circumstance after the fact, which was not optimal.

Chair Wideman reiterated approval of a variance required all five findings be made. The finding of Special Circumstance has to be related to the piece of property itself as if it were still vacant. This parcel is flat and rectangular, so granting the Variance would clearly lead to a special privilege.

Member Horan moved to deny VA12-001 for Arthur Hinckley based on the decision that the request does not meet all five findings in accordance with Washoe County Development Code Section 110.804.25, specifically that it was not a special circumstance and would create a special privilege. The motion was seconded by Member Toulouse and passed unanimously.

The motion was based on the following findings:

1. Special Circumstances. That the property is essentially square and flat and there is no hardship that requires a variance be granted in order to

develop the property. Because there are no special circumstances applicable to the property, the strict application of the regulation does not result in exceptional and undue hardships upon the owner of the property;

2. No Detriment. That the relief will impair the intent and purpose of the Development Code and applicable policies under which the variance is granted;
3. No Special Privileges. That the granting of the variance will constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
4. Use Authorized. That the variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property; and
5. Reasoned Consideration. That the Board of Adjustment gave reasoned consideration to the information contained within the staff report and information received during the meeting.

Agenda Item 11F

PUBLIC HEARING: Administrative Permit Case No. AP12-001 – National Sierra, LLC - To allow the establishment of a classic car restoration/storage facility within a newly renovated building.

- Location: 1595 Geiger Grade
- Assessor's Parcel No.(s): 017-055-31
- Parcel Size: 1.8 acres
- Current Regulatory Zone: General Commercial (GC)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: Galena-Steamboat CAB
- Commission District: 2 – Commissioner Humke
- Development Code: Authorized in Article 302
- Section/Township/Range: Within Section 27, T18N, R20E, MDM
Washoe County, NV

Chair Wideman opened the public hearing.

Mr. Lloyd reviewed the staff report dated March 22, 2012. He explained the site was going to be used primarily as a location for the owner to restore his own vehicles, but had requested the permit so that the business would have the option of commercial operation.

Member Harcinske asked how hazardous materials were being handled and Mr. Lloyd replied that was under the purview of the Health Department and had been addressed in the conditions.

Member Horan pointed out that if it was being used privately, not commercially, the owner would not be required to obtain a license. Mr. Lloyd stated that was correct. A business license would be required at the time commercial activity began. Member Horan noted the requirements for hazardous waste handling would not go into effect until that time and Mr. Lloyd again verified he was correct.

Member Marcinske asked if the hazardous material handling was regulated if the shop was only being used for private purposes. Mr. Lloyd replied he would need to consult with the health department but they would be regulated the same way as any private party working on their vehicles at home.

Applicant's Representative James Barnes told the Board the applicant was in complete agreement with the staff report and thanked Mr. Lloyd for his assistance.

Chair Wideman closed the public hearing and asked if any Board members wished to provide disclosures. None did.

Member Cieri moved to approve conditionally Administrative Permit Case No. AP12-001 – National Sierra, LLC. The motion was seconded by Member Toulouse and passed unanimously.

The motion was based on the following findings:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a classic car restoration facility, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

12. Other Items

13. Public Comment

Chair Wideman opened the public comment period.

Mr. Eppolito opined it appeared as though WCSD felt obligated to agree to the placement of communication towers on their properties and hoped events had caused them to realize that was not the case.

Mr. Dolan supported Mr. Eppolito's statement regarding the WCSD having options. He opined it was unfortunate property values had not been considered as a decision factor.

Ms. Martini pointed out any home sales in the area would require a disclosure regarding the existence of the tower and stated that would diminish values in what is a family-oriented subdivision.

Chair Wideman closed the public comment period.

14. Adjournment

There being no further business to come before the Board of Adjustment, the meeting adjourned at 3:53 p.m.

Respectfully submitted,

Dawn Spinola, Recording Secretary

Approved by Board in session on May 10, 2012

William Whitney
Secretary to the Board of Adjustment



Administrative Permit Staff Report

Meeting Date: June 7, 2012

Subject: Administrative Permit Case No: AP12-005
Applicant: Lake Tahoe SummerFest (Madylon Meiling)
Agenda Item No. 9A

Project Summary: 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 3, 4, 5, 10, 11, 12, 17, 18 and 19, 2012.

Recommendation: Approval with Conditions

Prepared by: Eva M. Krause, AICP, Planner
Washoe County Department of Community Development
Phone: 775.328.3796
E-Mail: ekrause@washoecounty.us

Project Description

Administrative Permit Case No. AP12-005 – 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 3, 4, 5, 10, 11, 12, 17, 18 and 19, 2012. The proposed outdoor concerts will be held between the hours of 6:30 p.m. and 8:30 p.m. on August 3, 4, 10, 11, 17 and 18, 2012 (Fridays and Saturdays) and between the hours of 3:00 p.m. and 5:00 p.m. on August 5, 12 and 19, 2012 (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 Church at the intersection of Tahoe Boulevard and Country Club Drive, and 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.

Location: Sierra Nevada College, 291 Country Club Drive, Incline Village, NV
Assessor's Parcel No.: 127-040-10 (College), 130-050-01 (Lifepoint Church) and 127-040-07 (IVGID Recreation Center)
Parcel Size: 17.05 acres (College), 1.4 acres (Church) and 16.2 acres (Recreation Center)

Current Regulatory Zone: Public and Semi-Public Facilities (PSP)
Area/Community Plan: Tahoe/Incline Tourist
Commission District: 1 – Breternitz
County Code: Authorized in Article 310, Temporary Uses and Structures, and WCC Chapter 25, Business License Ordinance
Section/Township/Range: Within Section 23, T16N, R18E, MDM, Washoe County, NV

Staff Report Contents

Project Description 1
Vicinity Map 4
Site Plan 5
Project Evaluation 6
Incline Village/Crystal Bay Citizen Advisory Board (IVCBCAB) 8
Reviewing Agencies 8
Recommendation 9
Motion 9
Appeal Process 9

Exhibits Contents

Conditions of Approval Exhibit A
IVGID Memo Exhibit B
Public Works, Engineering Division Memo Exhibit C
North Lake Tahoe Fire Protection District Memo Exhibit D
Health District Memo Exhibit E
Risk Management Memo Exhibit F
Public Notice Exhibit G
Project Application Exhibit H

Administrative Permit and Outdoor Community Event Business License

Outdoor entertainment events are governed by the Development Code (WCC Chapter 110) and the Business License Ordinance (WCC Chapter 25). Outdoor entertainment events are regulated in the Development Code as a temporary use through Article 310, Temporary Uses and Structures. Specifically, WCC Section 110.310.20 provides that:

1. Outdoor community events may be permitted in all regulatory zones for a period not to exceed ten days;
2. Adequate parking and restroom facilities shall be provided for the expected attendance; and,
3. An event with a combination of between 300 and 999 participants and spectators on any one day of the event shall obtain an administrative permit prior to the event.

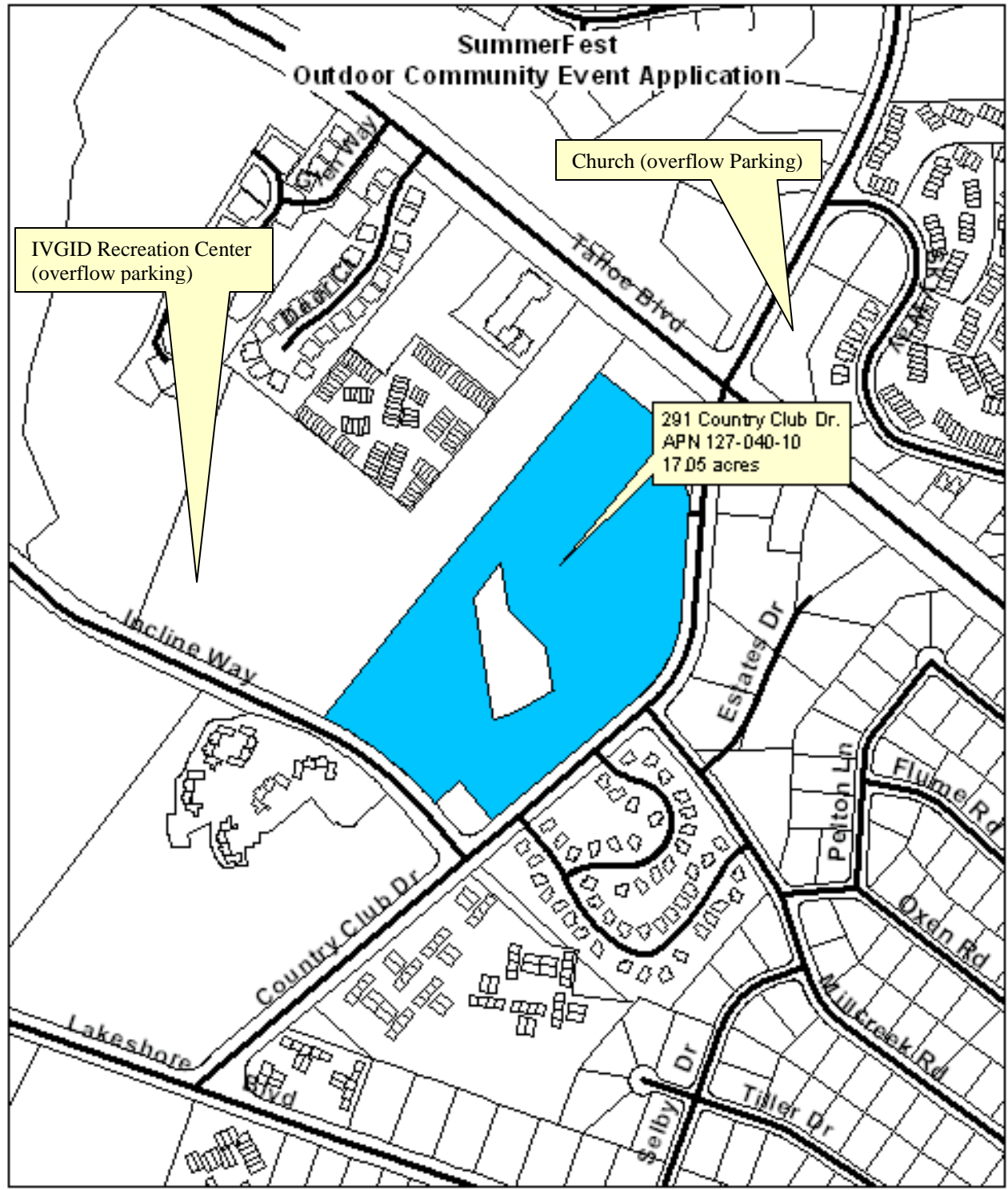
WCC Chapter 25 defines an outdoor community event as:

"Outdoor community event" means an assembly of more than 100 and less than 1,000 persons on any 1 day of the event gathered together for any purpose, at any location, other than a permanent building or permanent installation that has been constructed for and will accommodate the number of persons gathered therein.

These events are regulated in the Business License Ordinance though Sections 25.263 through 25.305, inclusive. The Business License Ordinance provides that:

1. An outdoor community event with more than 300 and less than 1,000 persons on any one day of the event shall also obtain an administrative permit pursuant to WCC Section 110.310.20;
2. The outdoor community event business license is in addition to any administrative permit granted pursuant to WCC Section 110.310.20;
3. For those events requiring an administrative permit, the outdoor community event license application shall suffice for the administrative permit application and no additional fees are required for filing the administrative permit application; and,
4. The Board of Adjustment shall approve or deny the application. Approval is typically with conditions recommended by reviewing agencies pursuant to WCC Sections 25.289 through 25.305.

Based on these requirements, an outdoor community event must obtain both an administrative permit and an outdoor community event business license. The administrative permit and the outdoor community event business license are combined into a single action to be heard by the Board of Adjustment. The Board of Adjustment approves both the permit and the license, with the Director of Community Development issuing the license once all conditions (to include payment of all applicable fees and deposits) have been satisfied [WCC Section 25.283(2) & (3)].



Vicinity Map



Site Plan

Project Evaluation

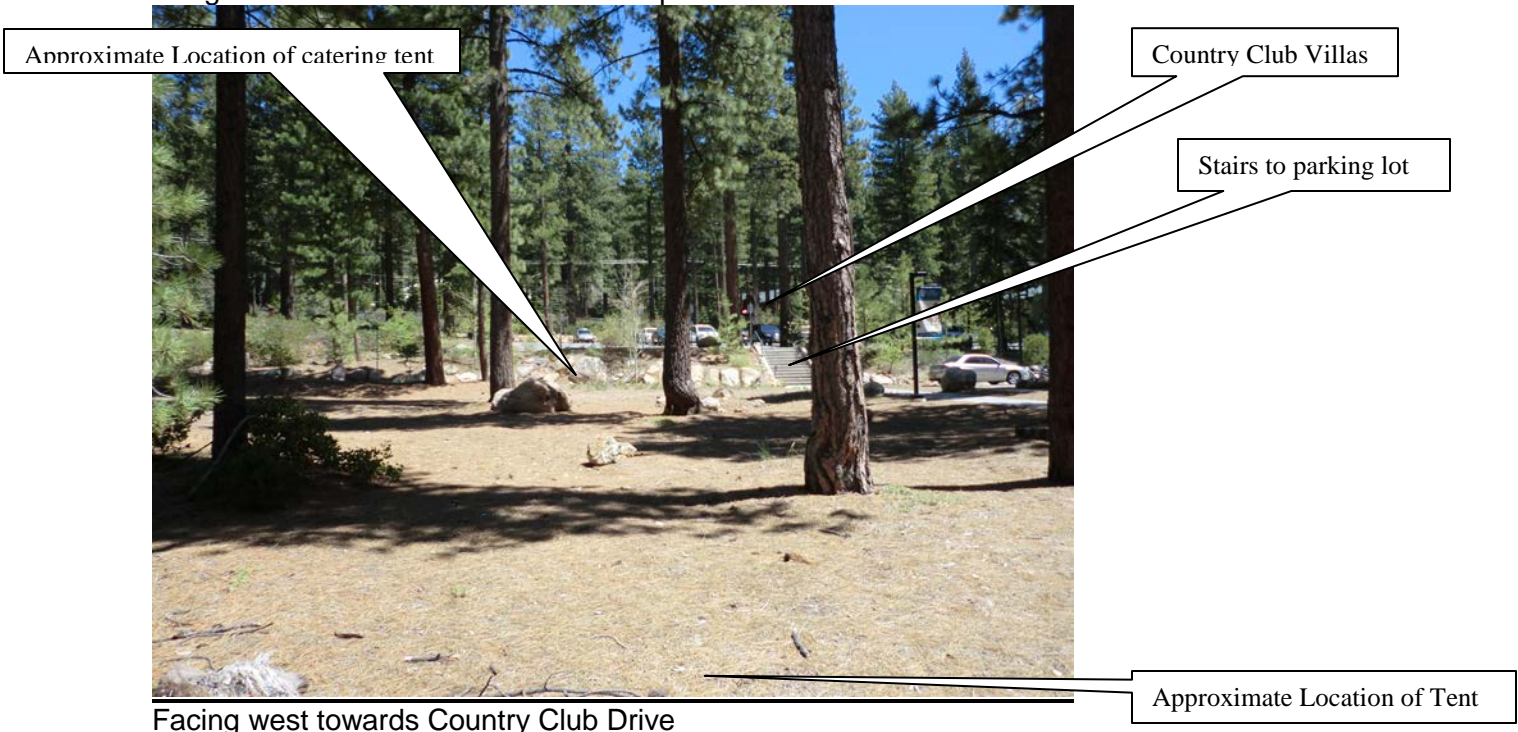
Lake Tahoe SummerFest is a series of concert events being held under a tent set-up on the Sierra Nevada College property. The tent is proposed to be set up in the area between the Prim Library and Patterson Hall. (Note: the application refers to this structure as an awning, as the event organizer intends to roll up the sides of the tent, weather permitting). There are residential dwelling to both the east (Country Club Villas) and west (Tahoe Racquet Club) of the college property. The concert tent will be is located approximately 500 feet from any of the residential structures.

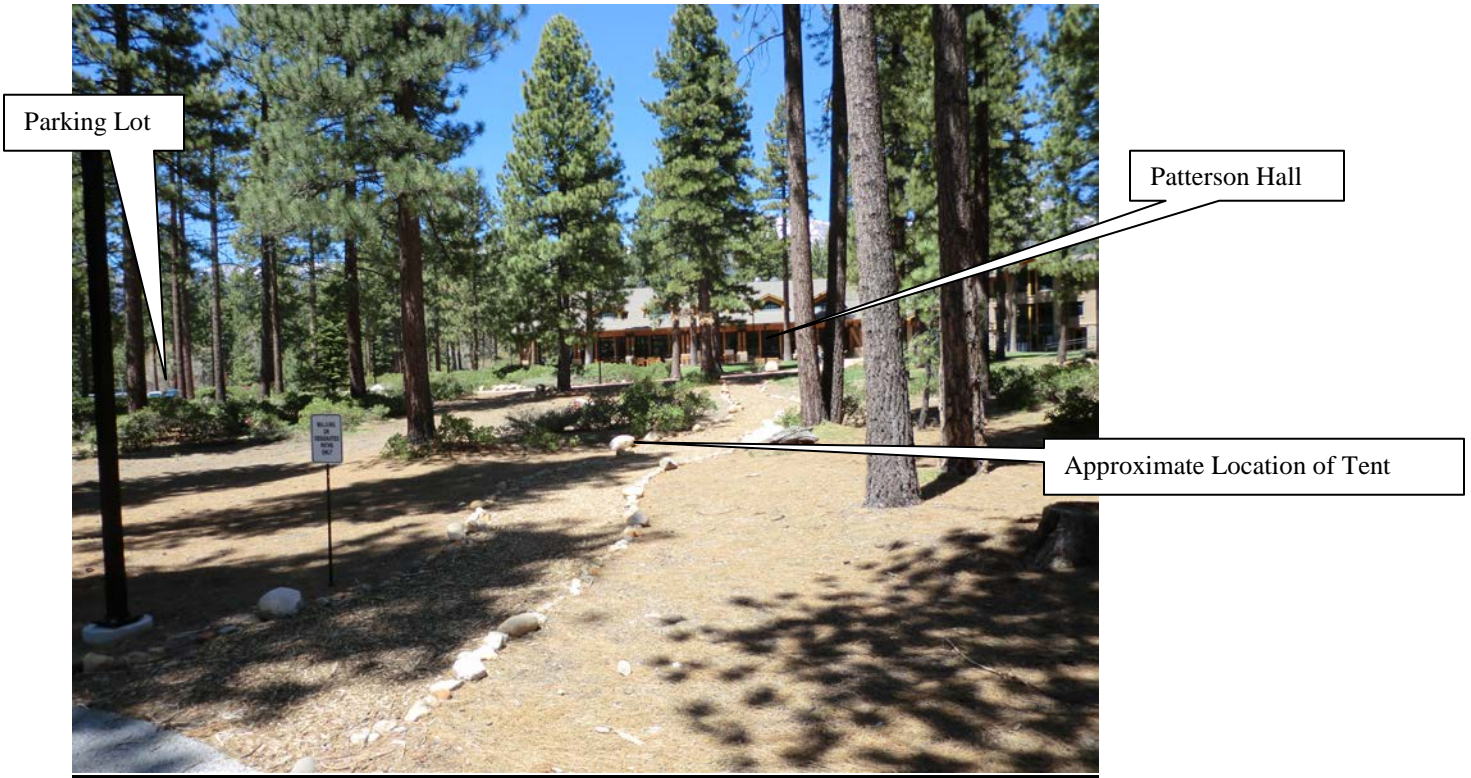
Concerts will be held on Friday and Saturday nights between 6:30 and 8:30 p.m., and on Sundays between 3:00 and 5:00 p.m. The concert performances will not use amplification equipment, but there will be one microphone system for making announcements if necessary.

In addition to the concert, there will be food and beverages provided by a private company (Brimm's Catering) sold before and during the concert. The catering tent will be set-up near the stair to the parking lot closest to Country Club Drive (east of Prim Library). The area where the caterer will set up is several feet below the parking lot. This lower location will serve to the tent from the roadway.

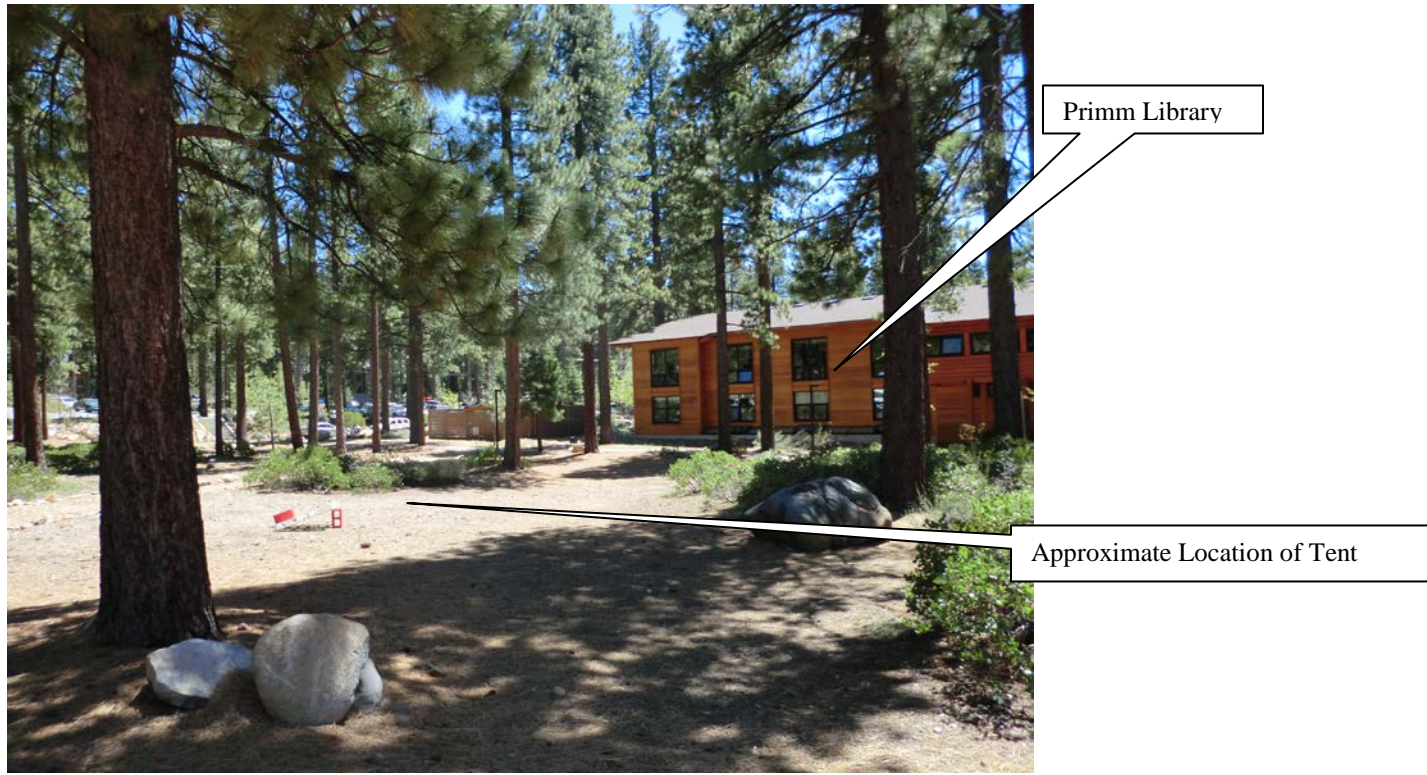
There are three parking lots on Sierra Nevada Campus providing 238 parking spaces. In addition, the applicant is proposing to use the Church parking lot across Tahoe Boulevard (917 Tahoe Boulevard) and 25 parking spaces at the IVGID Recreation Center on Incline Way (893 Incline Way) for overflow parking, if necessary. The concert musicians will be bused in from the Northstar at Tahoe Resort each afternoon.

The restroom facilities in the campus buildings will be open for use by the concert attendees. Sierra Nevada College security staff will be on site during the concert. Volunteer staff will be assigned to direct traffic and assist the public.





Facing Northeast



Facing Southwest

Incline Village/Crystal Bay Citizen Advisory Board (IVCBCAB)

Administrative permits are not required by Washoe County Code to be presented at a Citizen Advisory Board meeting. However, the Incline Village/Crystal Bay CAB members were noticed of this BOA meeting following the provisions outlined in WCC Chapter 110.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Development
- Washoe County Department of Public Works, Engineering Division
- Washoe County Health District
 - Medical Division
 - Environmental Health Division
- North Lake Tahoe Fire Protection District
- Incline Village General Improvement District
- Washoe County Building and Safety
- Washoe County Risk Management
- Washoe County Sheriff's Department

Six out of the ten above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Community Development addressed the hours of operation and imposed operational conditions that will be in effect for the duration of the event.
Contact Eva Krause, 775.328.3796, ekrause@washoecounty.us
- Washoe County Public Works, Engineering addressed parking requirements.
Contact Clara Lawson, 775.328.3603, Clawson@washoecounty.us
- North Lake Tahoe Fire Protection District addressed fire and safety concerns regarding the concert tent.
Contact Mark Regan, 775.831.0351, ext. 8107
- Incline Village General Improvement District had no comments or conditions.
- Washoe County Health District addressed the need for emergency EMT services on site.
Contact Name Stacey E. Akurosawa, 775.328.2420 Sakursawa@washoecounty.us
- Washoe County Risk Management addressed the requirement for Washoe County to be added to the Certificate of Insurance.
Contact Name Jim Jeppson, 775.328.2075, ijeppson@washoecounty.us

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Administrative Permit Case No. AP12-005 and the associated Outdoor Community Event business license are being recommended for approval with conditions.

Should the Board of Adjustment approve the issuance of the permit and license, staff recommends that applicant provide Washoe County Business License with proof of compliance for each applicable condition by July 20, 2012. Washoe County Business License will issue the Community Events business license, under the signature of the Acting Director, only after determination that all conditions have been met and that all applicable fees and deposits have been paid (WCC Section 25.283).

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approves with conditions, Administrative Permit Case No. AP12-005, and the accompanying Outdoor Community Event business license, for Lake Tahoe SummerFest, *having made all five findings in accordance with Washoe County Development Code Section 110.808.25, and further* authorizes the Acting Community Development Director to sign the business license after all appropriate conditions have been met or satisfied.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan, Tahoe Area Plan and the Incline Village Tourist Community Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for an outdoor concert series and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 15 days after the public hearing unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant: Lake Tahoe SummerFest, c/o Madylon Meiling, Chairman, 198 Incline Way, Incline Village NV 89451

Property Owner: Sierra Nevada College, Lynn G. Gillette, President, 999 Tahoe Boulevard, Incline Village, NV, 89451

Representatives: Kristina Hill, Hill Consulting, P.O. Box 6139, Incline Village, NV 89450

Staff Report xc: Stacey E. Akurosawa, Health Department; Mark Regan, North Lake Tahoe Fire Protection District; Jim Jeppson, Risk Management; Clara Lawson, Engineering; Bob Webb, Community Support Services.

EXHIBIT A



Conditions of Approval Administrative Permit Case No. AP12-005

The project approved under Administrative Permit Case No: AP112-005 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 7, 2012. The Board of Adjustment has established conditions which must be met prior to the issuance of an Outdoor Community Event License pursuant to Washoe county Code, Article 25. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Administrative Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to July 20, 2012. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements or other documentation required by these conditions shall have a copy filed with the Department of Community Development.

Compliance with the conditions of approval related to this Administrative Permit and Business License is the responsibility of the Licensee at the Licensee's Expense. Failure to comply with any of the conditions imposed in the approval of the Administrative Permit may cause Washoe County to not issue the business license or for the County to take appropriate measures to revoke or suspend the business license.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance of the business license.
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

THE APPLICANT SHALL SUBMIT ALL REQUIRED PLANS, PERMITS, DOCUMENTATION, ETC., TO THE IDENTIFIED RESPONSIBLE AGENCY. THE APPLICANT SHALL PROVIDE WASHOE COUNTY BUSINESS LICENSE WITH PROOF OF COMPLIANT WITH ALL APPLICABLE CONDITONS BY JULY 20 2012. WASHOE COUNTY BUSINEES LICENSE WILL ISSUE THE OUTDOOR COMMUNITY EVENT BUSINESS LICENSE AFTER

DETERMINING THAT ALL OF THESE CONDITIONS HAVE BEEN MET AND THAT ALL APPLICABLE FEES AND DEPOSITS HAVE BEEN PAID.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- The **DISTRICT BOARD OF HEALTH**, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.
- The **RENO-TAHOE AIRPORT AUTHORITY** is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.
- The **REGIONAL TRANSPORTATION COMMISSION (RTC)** is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Eva Krause, AICP, Planner 775.328.3796

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit complete plans for the tent structure and building permits shall be issued before setting up the tent.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. **By July, 20, 2012**, the applicant shall provide Community Development a pass to gain access to concert site, including parking, for inspection to verify that all conditions of approval are being adhered to. The pass must be good for any and all concerts. Inspection shall be random and unannounced.
- h. The following **Operational Conditions** shall be required for the approved dates of the Outdoor Community Event:
 1. An Outdoor Community Event license for Tahoe SummerFest shall be issued prior to commencing of concerts.

2. Brimm's Catering shall obtain appropriate Washoe County business and intoxicating liquor licenses.
3. Hours of Operation. All concerts shall end by 9:00 p.m. each Friday and Saturday evening, and by 6 p.m. on Sundays. Pre Concert activities shall not start before 4:30 p.m., and all activities shall end by 10:00 p.m. on Friday and Saturday nights. Pre Concert activities shall not start before 12:30 p.m. and all activities shall end by 8:00 on Sundays.
4. Noise. The music shall not be amplified during any concert.
5. Restroom Facilities must be open and available to the concert goers at least 30-minutes before and after the concert, and during the entire time that food or beverages are sold.
6. Lighting. All outdoor lighting, other than standard campus lighting, shall be turned off by 10:00 p.m. on Friday and Saturday nights, and by 8:00 p.m. on Sundays.
7. Clean up. The applicant shall be responsible for total clean up of the site. The tent structure shall be removed within 48 hours of the final concert on August 19, 2012. The applicant shall contact Washoe County Community Development to arrange final site inspection after clean up is complete.
8. Failure to comply with the conditions of approval shall render this approval null and void.

Washoe County Department of Public Works

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions. The applicant shall provide all required documentation showing proof of compliance with Engineering conditions **by July 20, 2012.**

Contact Name – Clara Lawson, 775.328.3603, Clawson@washoecounty.us

- a. Submit a vicinity map of the church and recreational center parking facilities and include the number of parking spaces available.
- b. Submit a letter or memo which states permission has been given to use parking spaces at the church and recreational center during the event.
- c. Identify the number and location of spaces needed for non-patrons including volunteers, caterers, performers and staff.

Washoe County District Health Department

3. The following conditions are requirements of the District Health Department, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any

conditions set by the District Health Department must be appealed to the District Board of Health.

Contact Name – Stacey E. Akurosawa, 775.328.2420 Sakursawa@washoecouty.us ,

- a. The event organizers shall have a First Aid Station on site staffed with at least one EMT during the hours of operation of the event. This is based on the information supplied on their application and in accordance with the Washoe County District Board of Health EMS Mass Gathering Guidelines. **By July 20, 2012**, the applicant shall provide Health Department with a letter or email from REMSA (or equivalent provider) confirming that this condition shall be met.

North Lake Tahoe Fire Protection District (NLTFPD)

4. The following conditions are requirements of the NLTFPD, which shall be responsible for determining compliance with these conditions. The NLTFPD is directed and governed by its own board. Therefore, any conditions set by the NLTFPD must be appealed to that board. The applicant shall provide all required documentation showing proof of compliance with **conditions a., and b., by July 20, 2012**.

Contact - Mark Regan, 775.831.0351, ext. 8107

- a. The applicant shall submit full tent and engineering plans to Washoe County Building Department for review and issuance of set-up permit.
- b. The applicant shall apply for a Special Activity Permit from North Lake Tahoe Fire Protection District.
- c. Fire inspection is required before opening night each weekend.

Risk Management

5. The following conditions are requirements of Washoe County Risk Management, which shall be responsible for determining compliance with these conditions. .

Contact Name – Jim Jeppson, 775.328.2075, Jjeppson@washoecounty.us

- a. **By July 20, 2012**, Prior to the issuance of the license, the applicant shall provide a new certificate of insurance with Washoe County added as an Additional insured.

*** End of Conditions ***

EXHIBIT B

From: Horn, Bill [Bill_Horn@ivgid.org]
Sent: Tuesday, May 15, 2012 2:04 PM
To: Krause, Eva
Cc: Horn, Bill; 'Madylon'
Subject: RE: Question-Parking-Music Festival

Eva

We can safely commit to 25 spots without it creating a challenge for our parking. Please let me know if that works.

Thank you

Bill

From: Krause, Eva [<mailto:EKrause@washoecounty.us>]
Sent: Tuesday, May 15, 2012 12:09 PM
To: Horn, Bill
Subject: RE: Question-Parking-Music Festival

Hi Bill,

I'm doing well these days, Thanks for asking. Hope all is good with you. I don't have a number for you, engineering is requesting that the applicant give us some better numbers as to how many parking spots are going to be need based on attendance, volunteers and musicians. Then they can determine if there is enough parking.

The better question is how many parking spaces can you spare on Friday and Saturday nights, and Sunday afternoon?

Sincerely,
Eva Krause

From: Horn, Bill [mailto:Bill_Horn@ivgid.org]
Sent: Tuesday, May 15, 2012 11:45 AM
To: Krause, Eva
Cc: Horn, Bill; 'Madylon'
Subject: Question-Parking-Music Festival

Eva

How are you these days? Do you have a number of parking spots, IVGID needs to allow as a backup plan for the Festivals parking requirements?

Thank you

Bill Horn

"If difficulties arise, we must put forth new exertion and proportion our efforts to the exigencies of the times."

WASHOE COUNTY

Department of Public Works

"Dedicated to Excellence in Public Service"



1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

MEMORANDUM

To: Karin Kramer
From: Clara Lawson, P.E., P.T.O.E., Licensed Engineer
CC: Kris Klein, P.E., Senior Engineer
Date: May 30, 2012
Re: Lake Tahoe Summerfest

I've reviewed the application for the outdoor event at Sierra Nevada College, Lake Campus and I have the following recommendations for approval:

1. Submit a vicinity map of the church and recreational center parking facilities and include the number of parking spaces available.
2. Submit a letter or memo which states permission has been given to use parking spaces at the church and recreational center during the event.
3. Identify the number and location of spaces needed for non-patrons including volunteers, caterers, performers and staff.

EXHIBIT D



NORTH LAKE TAHOE FIRE PROTECTION DISTRICT

866 Oriole Way – Incline Village, NV 89451-9439
(775) 831-0351 Fax (775) 831-2072 www.nltfpd.net

Michael D. Brown Fire Chief

May 10, 2012

Karin Kremers
Washoe County Department of Community Development
P.O. Box 11130
Reno, NV 89520-0027

Lake Tahoe Summer Fest Concerts AGENCY REVIEWS

The following application has been reviewed by the North Lake Tahoe Fire Protection District with comments as noted below:

Special Use Permit Case No. Lake Tahoe Summer Fest Concerts

1. Must submit full tent and engineering plans to Washoe County Building Dept. for review and Permit.
2. Special Activity Permit from North Lake Tahoe Fire Protection District is needed. Can pick up if approved by the board. (I have had a meeting on site with the applicant and they can meet the permit requirements.)
3. Fire inspection is required before opening night each weekend.

Prepared by:
NORTH LAKE TAHOE FIRE PROTECTION DISTRICT

Mark Regan
BC/Assistant Fire Marshal

EXHIBIT E

From: Akurosawa, Stacey
Sent: Thursday, May 24, 2012 4:28 PM
To: Krause, Eva
Subject: FW: Outdoor community event application for review by May 18

FYI

Stacey E. Akurosawa

Emergency Medical Services Coordinator
Washoe County Health District
PO Box 11130; Reno, NV 89520-0027
Phone: (775) 328-2420
Fax: (775) 328-3631
SAkurosawa@washoecounty.us

This message is intended for the use of the person or entity to which it is addressed and may contain information that is privileged and confidential, the disclosure of which is governed by applicable law. If you are not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any disclosure, copying, or distribution of this information is Strictly Prohibited. If you have received and/or are viewing this email in error, please notify the sender immediately by reply email and delete this email from your system.

From: Akurosawa, Stacey
Sent: Tuesday, May 15, 2012 11:14 AM
To: Webb, Bob
Subject: RE: Outdoor community event application for review by May 18

I have completed my review of the outdoor community event application for the Lake Tahoe Summerfest. My recommendation would be that the event organizers include a First Aid Station staffed with at least one EMT during the hours of operation of the event. This is based on the information supplied on their application and in accordance with the Washoe County District Board of Health EMS Mass Gathering Guidelines. Please let me know if you have any questions.

Thank you,
~Stacey

Stacey E. Akurosawa
Emergency Medical Services Coordinator
Washoe County Health District

From: Webb, Bob
Sent: Monday, May 07, 2012 10:56 AM
To: mregan@nltfpd.net; Brasel, Jeff; Akurosawa, Stacey; Lawson, Clara; Parish, Charlene; Teasley, Doreen; O'Connor, Tim; Krause, Eva
Cc: Kremers, Karin; Webb, Bob
Subject: Outdoor community event application for review by May 18

Good morning.

Late this past Friday (May 4th), County business license staff received an application from Lake Tahoe Summerfest for outdoor activities to be held at the Sierra Nevada College in Incline Village (291 Country Club Dr., APN 127-040-10). The activities are scheduled to be held on Aug. 3, 4, 5, 10, 11, 12, 17, 18 & 19 (all are Friday through Sunday, the event is to run from 6:30 p.m. to 8:30 p.m. on Fridays and Saturday, and from 3 p.m. to 5 p.m. on Sundays).

The event organizer anticipates that a maximum of 500 people will attend on any one day of the event. This size event

th

requires review by the County's Board of Adjustment. The Board of Adjustment next meets on June 7 , and will not meet again until August 2nd. It is, therefore, imperative that the application be reviewed and processed in a timely fashion such that the Board can act on the license application at their June 7th meeting.

Please review the attached application and **provide any agency comments or proposed conditions by May 18, 2012** to Karin Kremers (kkremers@washoecounty.us) or Eva Krause (ekrause@washoecounty.us). The applicant will be required, if appropriate, to provide proof of compliance with any imposed conditions by July 20th, such that the license (if approved by the Board) can be issued on July 27th.

I have also attached extracts of County Code to assist as you review the license application. WCC sections 25.289 through 25.305 outline the licensing conditions for your agencies. If you have already provided requirements to Tahoe Summerfest separate from this license application, please include those requirements or approvals as part of your comments. Questions on the application itself should be directed to the applicant.

Bob Webb
Planning Manager
Washoe County Department of Community Development
328-3623
bwebb@washoecounty.us

EXHIBIT F

From: Webb, Bob
Sent: Tuesday, May 15, 2012 3:34 PM
To: Krause, Eva
Cc: Kremers, Karin
Subject: FW: Outdoor community event application for review by May 18

Eva: [Response from Risk Management on SummerFest.](#)

Bob Webb
Planning Manager
Washoe County Department of Community Development
328-3623
bwebb@washoecounty.us

From: Jeppson, Jim
Sent: Monday, May 14, 2012 12:49 PM
To: Webb, Bob
Cc: Teasley, Doreen; Smith, Carol A; Lawson, Clara
Subject: FW: Outdoor community event application for review by May 18

Bob,

The application appears complete in regards to the hold harmless and insurance requirements subject to review by Risk Management. SummerFest has provided a certificate of insurance with the appropriate coverage. Prior to the issuance of the license, they should provide a new certificate with Washoe County added as an Additional Insured. (The current certificate has Parasol Tahoe Community Foundation as an Additional Insured.) Everything else looks OK.

JIM JEPPSON
Risk Management Division

From: Webb, Bob
Sent: Monday, May 07, 2012 10:57 AM
To: 'mregan@nltfpd.net'; Brasel, Jeff; Akurosawa, Stacey; Lawson, Clara; Parish, Charlene; Teasley, Doreen; O'Connor, Tim; Krause, Eva
Cc: Kremers, Karin; Webb, Bob
Subject: Outdoor community event application for review by May 18

Good morning.

Late this past Friday (May 4th), County business license staff received an application from Lake Tahoe Summerfest for outdoor activities to be held at the Sierra Nevada College in Incline Village (291 Country Club Dr., APN 127-040-10). The activities are scheduled to be held on Aug. 3, 4, 5, 10, 11, 12, 17, 18 & 19 (all are Friday through Sunday, the event is to run from 6:30 p.m. to 8:30 p.m. on Fridays and Saturday, and from 3 p.m. to 5 p.m. on Sundays).

The event organizer anticipates that a maximum of 500 people will attend on any one day of the event. This size event requires review by the County's Board of Adjustment. The Board of

Adjustment next meets on June 7th, and will not meet again until August 2nd. It is, therefore, imperative that the application be reviewed and processed in a timely fashion such that the Board can act on the license application at their June 7th meeting.

Please review the attached application and **provide any agency comments or proposed conditions by May 18, 2012** to Karin Kremers (kkremers@washoecounty.us) or Eva Krause (ekrause@washoecounty.us). The applicant will be required, if appropriate, to provide proof of compliance with any imposed conditions by July 20th, such that the license (if approved by the Board) can be issued on July 27th.



vicinity_map.pdf application.pdf

I have also attached extracts of County Code to assist as you review the license application. WCC sections 25.289 through 25.305 outline the licensing conditions for your agencies. If you have already provided requirements to Tahoe Summerfest separate from this license application, please include those requirements or approvals as part of your comments. Questions on the application itself should be directed to the applicant.



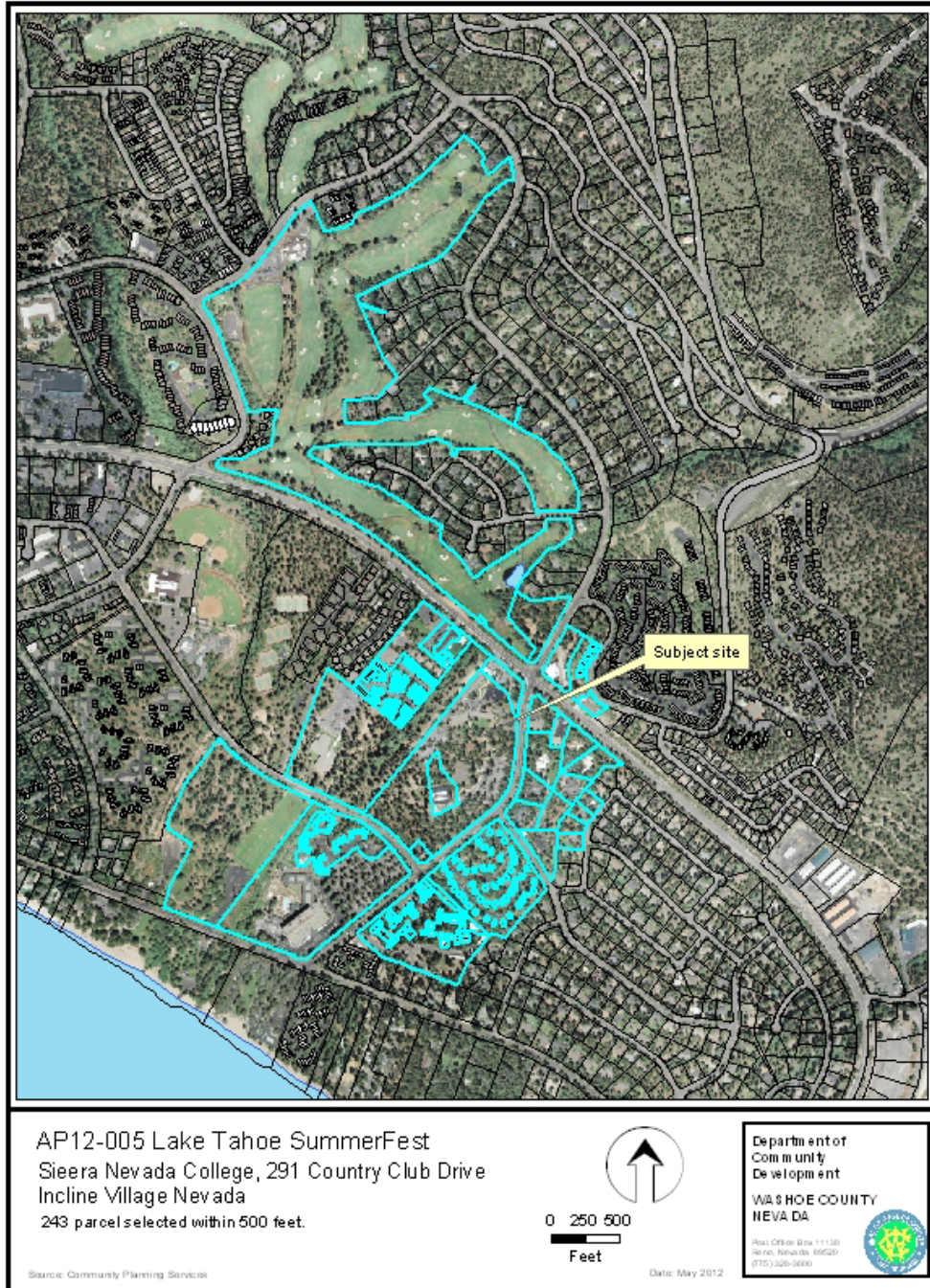
WCC extracts
om Chapter 25 a

Bob Webb
Planning Manager
Washoe County Department of Community Development
328-3623
bwebb@washoecounty.us

Exhibit G

Public Notice

A public notification of Administrative Permit Case No. AP12-005 Tahoe SummerFest was mailed to at least 30 separate property owners within a minimum 500-foot radius of the subject property.



NOTICING MAP

OUTDOOR COMMUNITY EVENT APPLICATION

(Requires a non-refundable \$50 application fee)

Application date: _____

Applicant Information

Applicant's name: LAKE TAHOE SUMMERFEST / Madylon Meiling
Mailing address: 198 Incline Way, Incline Village, NV 89451
Phone: 775 298-0245 (Business) _____ (Home) _____ (Cell)

All applicants, to include corporate officers or partners must complete a personal history form

Is the applicant a(n): [] Corporation [] Partnership [] Individual [x] Non-Profit

If a corporation or a partnership, list corporate officers or partners:

Table with 3 columns: Name, Address, Title. No entries are present.

Event Information

Name of Event: Lake Tahoe Summerfest Concerts
Date(s) of Event: August 3-19 Hours of operation: 6:30-8:30 p.m.
Location of Event: Sierra Nevada College 29180 Country Club I.V.
Assessor Parcel Number(s): 127-040-10
Description of Event: classical music concerts

Name of the designated event representative who will be on-site during the event and who has authority to bind the applicant: Madylon Meiling, Chairman

Will an admission fee be charged for your event? [x] Yes [] No
If yes, amount and type of fee(s): ticket price: \$25-50-85.00
When will fee be collected? [x] Pre-sales [] At entrance

Approximate number of participants and other persons: 300-500 max
Approximate number of customers and spectators: approx 1,300 / 3 day weekend max.
Approximate maximum number of persons on any one day of the event: 500 max

Will food and/or beverages be served? [x] Yes [] No
(all food and beverage vendors must have the appropriate Washoe County Health District permits)

Will alcoholic beverages be served? [x] Yes [] No
(all intoxicating liquor vendors must be individually licensed with Washoe County Business License)

Will there be live music? [x] Yes [] No
unamplified

Insurer Information

(see Insurance, Hold Harmless & Indemnification Requirements)

Name of Insurer: Menath Insurance Policy number: NPP2555162

Attach copy of insurance policy specific to event (must be furnished prior to the issuance of the license)

Address of Insurer: 333 Village Blvd. I.V. NV 89451
Street City State Zip code

Limits of liability: \$1,000,000.00

History of Similar Events

(attach additional sheets if needed)

Describe the history of all similar events conducted, operated or promoted by the applicant. Include, at a minimum, event names, types, dates, locations, permits or licenses issued.

NA

Vendor List

(attach additional sheets if needed)

Name of Vendor

Type of product

Brimm Catering

Food & Beverage

**OUTDOOR COMMUNITY EVENT
CONTRIBUTORS OR INVESTORS LIST**

*donor list
(website)*

(List the names and addresses of any person contributing, investing or having an expected financial interest greater than \$500 in producing the event)
(attach additional sheets if needed)

Name

Address

attached, Exhibit H

ANCILLARY SERVICES OR ACTIVITIES LIST

(List the names and addresses of any person expected to provide, for consideration, services or activities ancillary to or in conjunction with the event)
(attach additional sheets if needed)

Name

Address

Brimm Catering Box 6562, I.V., NV 89450

From: Wendy Jepson <wjepson@trpa.org>
Subject: RE: TRPA and Lake Tahoe SummerFest
Date: March 9, 2012 4:39:10 PM PST
To: Madylon <madylon@tahoesummerfest.org>

Madylon,

Thank you for your recent correspondence. I did review your letter with John Hester, the Planning Director, and we agree that as long as all the terms that you mention in the letter dated February 29th, 2012, TRPA would consider this event a temporary event and no TRPA permit is required.

Thank you,

Wendy Jepson

~~**From:** Madylon [<mailto:madylon@tahoesummerfest.org>] **Sent:** Wednesday, February 29, 2012 10:22 AM **To:** Wendy Jepson **Subject:** TRPA and Lake Tahoe SummerFest~~

~~Dear Wendy,
Please see attached letter of commitment and confirmation from the Lake Tahoe SummerFest Board of Trustees to TRPA Board and Staff describing our intention to exceed your expectations and support educational, cultural, and economic development in the Lake Tahoe Basin.~~

~~I am out of town this week and will send a hard copy of this letter on Monday, March 5.~~

~~Thank you,
Madylon~~

~~Madylon Meiling, Ph.D. Founder and Chairman Lake Tahoe SummerFest~~

Wendy Jepson, Senior Planner
Tahoe Regional Planning Agency
PO Box 5310
Stateline, NV 89449
February 29, 2012

Dear Wendy,

Thank you very much for meeting with the team from Lake Tahoe Summerfest on Monday, February 27. The board of directors appreciates the opportunity to work with TRPA and create an environmentally sensitive and sustainable event, as well as a community model that enhances the quality of life and economic development for the Lake Tahoe Basin.

We are very pleased to share that after a thorough review of your concerns and permit requirements, we clearly see the option to develop a mutual understanding and provide John Hester with the information needed to extend the period of time for our temporary event awning, past the 14-day period in your ordinance, and thus Lake Tahoe SummerFest will not be required to have a TRPA permit or TRPA review.

We believe that John and the TRPA staff can extend the time frame for us and allow the few days needed for event rehearsals in our awning structure. The total time frame planned for this temporary structure will be July 27-August 21, 2012, with minimal usage and utmost respect for TRPA regulations.

We will follow your guidance to assure that no soils or native vegetation will be negatively impacted during installation of the event awning or during the event. We will only utilize existing paved parking areas for all vehicles. No traffic delays or road closures will be needed to accommodate the relatively moderate attendee numbers.

In reviewing the Incline Village community plan, it appears that this type of activity is an appropriate use in this area for the campus of Sierra Nevada College. The classical music performances are planned to be naturally acoustic and not amplified. The majority of the sound will be contained within the awning structure and under the area noise

thresholds. Event lighting will be ambient in nature and will not impact area residents.

Although the current open space of land designated for installation of our event awning is covered with wood chips, we are committed to having minimal impact on this area of the campus and you have assurance from our board of directors that the area will be left in a condition that is "as we found it " or in an improved condition upon our departure.

We will have a staff of volunteers to encourage attendees to tread lightly and clean up any debris created from our activities. We are happy to videotape or photograph the area as it exists, as well as after the event, to assure TRPA, and the community, that Lake Tahoe SummerFest has a positive impact.

Please feel free to contact me directly if you have any additional questions or concerns regarding our event. I sincerely hope that you and your staff will plan on attending SummerFest Concerts this summer.

Thank you for your commitment to "*cooperatively lead the effort to preserve, restore and enhance the unique natural and human environment of the Lake Tahoe region now and in the future,*"

Madylon Meifing, Founder and President
Lake Tahoe SummerFest

Event Operations Details:

Security and fire protection:

Security will be provided by the on staff college security staff. In meeting with both the college officials and the fire dept. it was determined that additional security was not necessary at this time. If it is deemed necessary to provide additional security LTSF is prepared to hire private security.

The staff and board of LTSF has had an on site inspection and preliminary meetings with with Mark Regan - acting fire chief. Mark has inspected the site and been provided with site plan and tent instructions and engineering. LTSF along with Mark White of White House staging - our tent provider - will be working with Mark Regan to assure that we comply with all fire regulations.

Water Supply and Sanitation

LTSF will be using the current water and sanitation facilities of the Sierra Nevada College. Signage is being developed and locations identified for signage to direct attendees to Sanitation Facilities.

Medical facilities and services - No need for medical facilities will be necessary for this event.

Vehicle parking spaces - 238 parking spaces are available for event use at Sierra Nevada college. It was determined that this should be a sufficient number of spaces for the 300-400 possible event attendees. If additional parking spaces are necessary nearby church parking facilities and Recreation Center parking facilities have been identified and negotiated for use.

Vehicle access and on - site traffic control

Vehicles will be directed by signage and volunteers to enter via one specific entry location. Event volunteers - 6 per concert - are assigned to assist with vehicle parking and direction.

Communication system

One microphone on stage can be utilized for attendees announcements if necessary. Event director and designated event emergency team will have both cell and radio communication. There will be no amplification of music at this event.

Illuminating the premises

All event activity will be over by 8:30 PM which will be the beginning of dusk during this time of year. We do plan on providing solar path lighting as well as using the existing

EXHIBIT A

**OUTDOOR COMMUNITY EVENT
AFFIDAVIT OF PROPERTY OWNERSHIP
and/or PERMISSION TO CONDUCT EVENT**

STATE OF NEVADA)
) ss:
COUNTY OF WASHOE)

I, *Yvan D. Dilletto* being duly sworn, depose, and say that I am an owner* of property involved in this outdoor community event and I do hereby:

(check appropriate box)

Affirm that I am an applicant for the below named proposed outdoor community event and also own the property or properties on which the event will be conducted

OR

Affirm that I give permission to the applicant s for the below named proposed outdoor community event to conduct the event on the following property or properties which I own:

Assessor Parcel Number(s): 127 - 040 - 10

Proposed Outdoor Community Event: Lake Tahoe Summerfest Concert Series

Signed *Yvan D. Dilletto*

Subscribed and sworn to before me this 2nd day of May, 2012

Kristine K. Young
Notary Public in and for said county and state

My commission expires: August 1, 2013



*Owner refers to the following. Please mark the appropriate box.

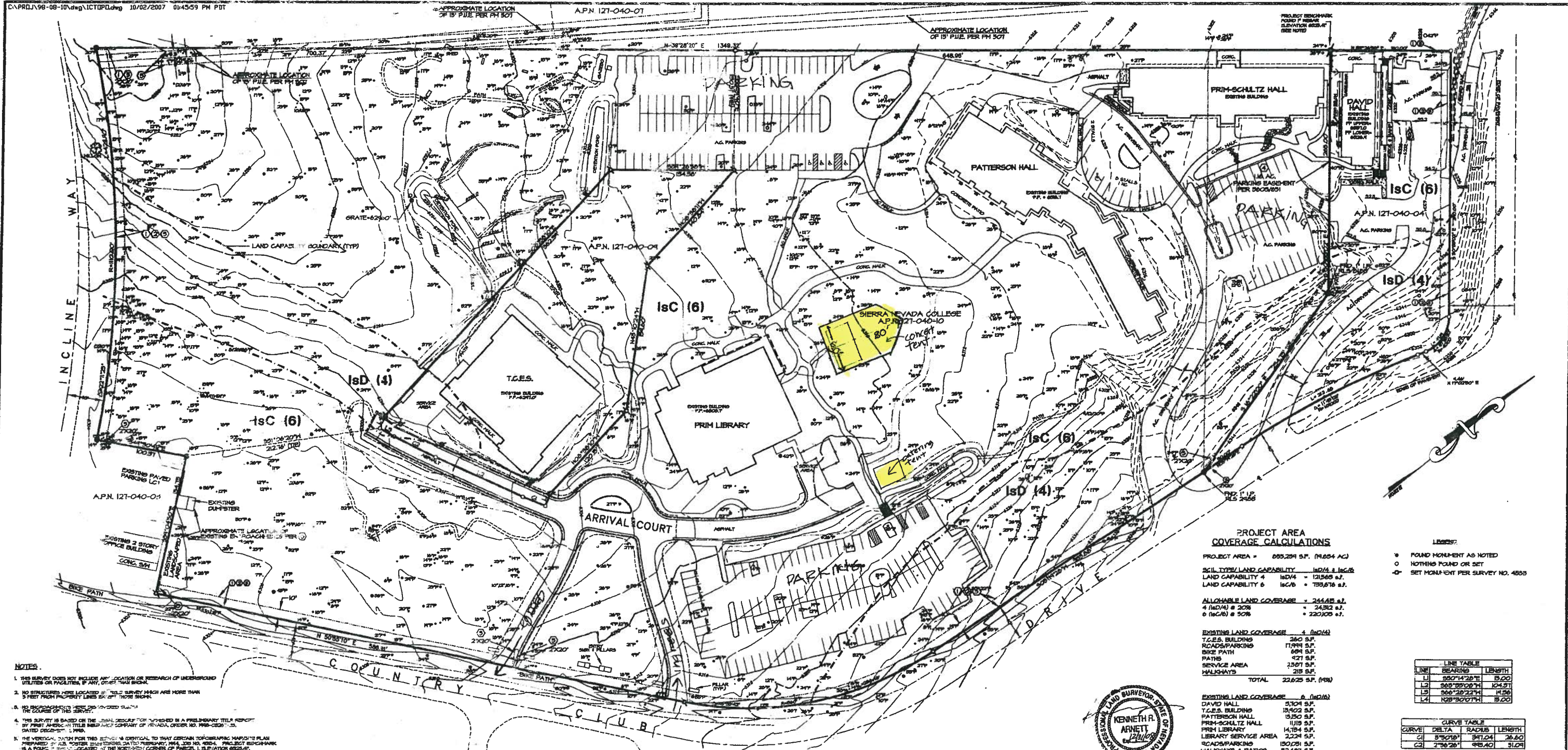
- OWNER/JOINT OWNER
- CORPORATE OFFICER/PARTNER
- POWER OF ATTORNEY (Provide copy of Power of Attorney)
- AGENT (Notarized letter from property owner giving legal authority to agent)
- LETTER FROM GOVERNMENT AGENCY WITH STEWARDSHIP

APN 127-040-01

APN 127-040-01

APN 127-040-04

APN 127-040-04



- NOTES**
- THIS SURVEY DOES NOT INCLUDE ANY LOCATION OR RESEARCH OF UNDERGROUND UTILITIES OR FACILITIES, IF ANY, OTHER THAN SHOWN.
 - NO STRUCTURES WERE LOCATED BY THIS SURVEY WHICH ARE MORE THAN 5 FEET FROM PROPERTY LINES EXCEPT THOSE SHOWN.
 - NO RECORDS WERE FOUND FOR THE SUBJECT PARCELS.
 - THIS SURVEY IS BASED ON THE "FINAL DESCRIPTION" APPLICABLE TO A PRELIMINARY TITLE REPORT BY FIRST AMERICAN TITLE INSURANCE COMPANY OF NEVADA, ORDER NO. 198-0341-13, DATED DECEMBER 1, 1988.
 - THE VERTICAL CURVE FOR THIS SURVEY IS IDENTICAL TO THAT ORDERED FOR THE HIGHWAY PLAN PREPARED BY A.E. POSTER ENGINEERING, 2010 S. MAIN ST., LAS VEGAS, NV. PROJECT BEGINNING IS A POINT 10' SOUTH OF THE NORTHWEST CORNER OF PARCEL 1, ELEVATION 822.41'.
 - THE BASIS OF BEARING IS IDENTICAL TO THAT OF CERTAIN PARCELS, MAP NO. 307, WASHOE COUNTY OFFICIAL RECORDS.
- DELEGATED TASKS AND RESULTS:**
- ITEM 4 REFERS TO AN EASEMENT FOR DRAINAGE PURPOSES THAT RUNS ALONG THE WEST SIDE OF THE CENTERLINE OF ALL NATURAL DRAINAGE CHANNELS, T.C.E.S. BLDG. AND ADJACENT MAP NO. 302, WASHOE COUNTY OFFICIAL RECORDS. EXACT LOCATION IS NOT LOCATED BY THIS SURVEY.
 - ITEM 5 REFERS TO AN EASEMENT GRANTED TO SIERRA PACIFIC POWER COMPANY AND THE BELL TELEPHONE COMPANY OF NEVADA THAT RESERVES THE RIGHT TO TRIM AND REMOVE TREES, TRIMMING AND BRUSH AND GRASS AND MAINTAIN A PUBLIC UTILITY EASEMENT FOR OVERHEAD WIRING AND UNDERGROUND AND/OR RECORDS RECORDED MARCH 2, 1988 AS DOCUMENT NO. 2022501 OF WASHOE COUNTY OFFICIAL RECORDS.
 - ITEM 6 REFERS TO GOVERNMENT CONDITIONS, RESTRICTIONS, EASEMENTS, ASSIGNMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED DECEMBER 1, 1987 AS DOCUMENT NO. 800308 IN BOOK 184, PAGE 182 OF WASHOE COUNTY OFFICIAL RECORDS. SEE RECORD DOCUMENT FOR MORE PARTICULARS.
 - ITEM 7 REFERS TO PUBLIC UTILITY EASEMENTS AS CONVEYED TO INCLUDE ALL GAS AND GENERAL IMPROVEMENT DISTRICT, RECORDED NOVEMBER 1, 1987 AS DOCUMENT NO. 1008 IN BOOK 180, PAGE 108 OF WASHOE COUNTY OFFICIAL RECORDS. THESE DISTRICTS DO NOT AFFECT THE SUBJECT PARCELS.
 - ITEM 8 REFERS TO A PROVISIONAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR THE CONDUIT FOR TELEPHONE, TELEVISION, CABLE AND OTHER UTILITIES AND LEVEL DITCHES AND/OR DRAINAGE AND/OR MAINT. TOGETHER WITH THE RIGHT TO ENLARGE AND LEVEL DITCHES AND/OR CHANNELS FOR SUCH UTILITIES AND THE FURTHER RIGHT TO REMOVE LANDSCAPING PLANTS AND TREES AND UTILITIES AS CONVEYED TO INCLUDE ALL GAS AND GENERAL IMPROVEMENT DISTRICT, RECORDED APRIL 2, 1980 AS DOCUMENT NO. 1128 IN BOOK 81, PAGE 182 OF WASHOE COUNTY OFFICIAL RECORDS.
 - ITEM 9 REFERS TO GOVERNMENT CONDITIONS, RESTRICTIONS, EASEMENTS, ASSIGNMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED DECEMBER 1, 1987 AS DOCUMENT NO. 800308 IN BOOK 184, PAGE 182 OF WASHOE COUNTY OFFICIAL RECORDS. SEE RECORD DOCUMENT FOR MORE PARTICULARS.
 - ITEM 10 REFERS TO PUBLIC UTILITY EASEMENTS, DRAINAGE FACILITIES, TELEVISION CABLES AND RECORDS RECORDED AS SHOWN ON PARCEL MAP NO. 307, THIRD PARCEL, MAP FOR HOME DAMAGE HOME AND LAND CORPORATION, RECORDED ON NOVEMBER 28, 1971 AS FILE NO. 4890 OF WASHOE COUNTY OFFICIAL RECORDS.
 - ITEM 11 REFERS TO THE GRANT CONTAINED IN THE OTHERS CERTIFICATE ON PARCEL MAP NO. 348 GRANTING EASEMENTS FOR UTILITIES, TELEVISION AND ACCESS EASEMENT RECORD FOREVER.
 - ITEM 12 REFERS TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LICENSE AGREEMENT FOR PARKING" RECORDED NOVEMBER 4, 1982 AS DOCUMENT NO. 2022501 IN BOOK 184, PAGE 182 OF WASHOE COUNTY OFFICIAL RECORDS.
 - ITEM 13 REFERS TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LICENSE AGREEMENT FOR PARKING" RECORDED NOVEMBER 4, 1982 AS DOCUMENT NO. 2022501 IN BOOK 184, PAGE 182 OF WASHOE COUNTY OFFICIAL RECORDS.

A.P.N. 127-040-04 COVERAGE CALCULATIONS

LOT AREA = 31,288 S.F. (1.19 AC)

SOIL TYPE/LAND CAPABILITY 4 (IND/4) & 6 (IC/6) & 8 (IC/8)

LAND CAPABILITY 4 IND/4 = 24,382 s.f.
LAND CAPABILITY 6 IC/6 = 27,504 s.f.

ALLOWABLE LAND COVERAGE = 1,911 s.f.
4 (IND/4) @ 20% = 4,896 s.f.
6 (IC/6) @ 30% = 8,251 s.f.

EXISTING LAND COVERAGE = 4 (IND/4)

T.C.E.S. BUILDING 260 S.F.
ROADS/PARKING 3,941 S.F.
BIKE PATH 108 S.F.

TOTAL 4,041 S.F. (0.29 AC)

EXISTING LAND COVERAGE = 6 (IND/6)

DAVID HALL 5,104 S.F.
T.C.E.S. BUILDING 13,402 S.F.
ROADS/PARKING 12,418 S.F.
BIKE PATH 291 S.F.

TOTAL 21,215 S.F. (0.77 AC)

A.P.N. 127-040-09 COVERAGE CALCULATIONS

LOT AREA = 60,520 S.F. (1.38 AC)

SOIL TYPE/LAND CAPABILITY 4 (IND/4) & 6 (IC/6) & 8 (IC/8)

LAND CAPABILITY 4 IND/4 = 5,120 s.f.
LAND CAPABILITY 6 IC/6 = 54,800 s.f.

ALLOWABLE LAND COVERAGE = 1,714 s.f.
4 (IND/4) @ 20% = 1,444 s.f.
6 (IC/6) @ 30% = 4,856 s.f.

EXISTING LAND COVERAGE = 4 (IND/4)

T.C.E.S. BUILDING 260 S.F.
SERVICE AREA 2,501 S.F.
ROADS/PARKING 581 S.F.
BIKE PATH 219 S.F.

TOTAL 3,421 S.F. (0.24 AC)

EXISTING LAND COVERAGE = 6 (IND/6)

DAVID HALL 5,104 S.F.
T.C.E.S. BUILDING 13,402 S.F.
ROADS/PARKING 12,418 S.F.
BIKE PATH 291 S.F.

TOTAL 21,215 S.F. (0.77 AC)

A.P.N. 127-040-10 COVERAGE CALCULATIONS

LOT AREA = 142,888 S.F. (3.24 AC)

SOIL TYPE/LAND CAPABILITY 4 (IND/4) & 6 (IC/6) & 8 (IC/8)

LAND CAPABILITY 4 IND/4 = 4,151 s.f.
LAND CAPABILITY 6 IC/6 = 149,412 s.f.

ALLOWABLE LAND COVERAGE = 2,714 s.f.
4 (IND/4) @ 20% = 1,444 s.f.
6 (IC/6) @ 30% = 1,270 s.f.

EXISTING LAND COVERAGE = 4 (IND/4)

DAVID HALL 5,104 S.F.
T.C.E.S. BUILDING 13,402 S.F.
ROADS/PARKING 12,418 S.F.
BIKE PATH 291 S.F.

TOTAL 19,215 S.F. (0.69 AC)

EXISTING LAND COVERAGE = 6 (IND/6)

DAVID HALL 5,104 S.F.
T.C.E.S. BUILDING 13,402 S.F.
ROADS/PARKING 12,418 S.F.
BIKE PATH 291 S.F.

TOTAL 21,215 S.F. (0.77 AC)

PROJECT AREA COVERAGE CALCULATIONS

PROJECT AREA = 685,294 S.F. (15.654 AC)

SOIL TYPE/LAND CAPABILITY 4 (IND/4) & 6 (IC/6) & 8 (IC/8)

LAND CAPABILITY 4 IND/4 = 121,568 s.f.
LAND CAPABILITY 6 IC/6 = 739,676 s.f.

ALLOWABLE LAND COVERAGE = 244,418 s.f.
4 (IND/4) @ 20% = 24,382 s.f.
6 (IC/6) @ 30% = 220,036 s.f.

EXISTING LAND COVERAGE = 4 (IND/4)

T.C.E.S. BUILDING 260 S.F.
ROADS/PARKING 17,941 S.F.
BIKE PATH 108 S.F.
PATHS 421 S.F.
SERVICE AREA 2,501 S.F.
WALKWAYS 219 S.F.

TOTAL 22,225 S.F. (0.60 AC)

EXISTING LAND COVERAGE = 6 (IND/6)

DAVID HALL 5,104 S.F.
T.C.E.S. BUILDING 13,402 S.F.
PATTERSON HALL 11,119 S.F.
FRIM-SCHULTZ HALL 14,784 S.F.
LIBRARY SERVICE AREA 2,224 S.F.
ROADS/PARKING 10,021 S.F.
WALKWAYS & PATIOS 32,481 S.F.
DECKS 381 S.F.
BIKE PATH 291 S.F.
ENTRY PILLARS/SIGN 284 S.F.
SHED 9 S.F.
GAZEBO 346 S.F.
PATHS 5,204 S.F.

TOTAL 251,450 S.F. (5.78 AC)

LINE TABLE

LINE	BEARING	LENGTH
L1	S80°14'22"E	15.00
L2	S65°55'02"W	104.91
L3	S50°20'22"W	115.50
L4	N28°30'07"W	15.00

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	8°50'18"	311.04	26.60
C2	2°36'28"	484.40	31.01

IMPERVIOUS COVERAGE SURVEY

SIERRA NEVADA COLLEGE LAKE CAMPUS

A.P.N. 127-040-04, 127-040-09 & 127-040-10

WASHOE COUNTY, NEVADA

SCALE: 1"=50'

SHEET 1 OF 1

FEBRUARY 7, 2001

REVISIONS

REVISIONS	BY
TREE UPDATE	JDT
SUPP. MAPPING	JDT
COVERAGES - 08/10/01	JDT
TABLE	10/12/01

KENNETH R. ARNETT
LAND SURVEYORS & PLANNERS
180 COUNTRY CLUB DR. NO. 13, INCLINE VILLAGE, NV 89411



Administrative Permit Staff Report

Meeting Date: June 7, 2012

Subject: Administrative Permit Case No: AP12-004
Applicant(s): William E. Everett
Agenda Item No. 9B

Project Summary: To allow the building of an accessory structure (garage and carport) that is bigger than the existing main dwelling.

Recommendation: Approval with Conditions

Prepared by: Eva M. Krause, AICP, Planner
Washoe County Department of Community Development
Phone: 775.328.3796
E-Mail: ekrause@washoecounty.us

Project Description

Administrative Permit Case No. AP12-004 – To allow the building of an accessory structure (garage and carport) that is bigger than the existing main dwelling.

- Location: 475 Tranquil Drive, Sparks NV
- Assessor's Parcel No.(s): 534-273-05
- Parcel Size: 1.33 Acres
- Current Regulatory Zone(s): Low Density Suburban
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs CAB
- Commission District: 4- Commissioner Robert Larkin
- Development Code: Authorized in Article 306
- Specific Plan: Within the Spanish Springs Area Plan
- Section/Township/Range: Within Section 25, T21N, R20E, MDM, Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner
- Phone: 775.328.3796
- Email: ekrause@washoecounty.us

Staff Report Contents

Project Description..... 1

Exhibits Contents 2

Administrative Permit Definition 3

Applicable Code Section 3

Vicinity Map 4

Site Plan 5

Floor Plan 6

Elevations 6

Project Evaluation 7

Spanish Springs Citizen Advisory Board (SSCAB)..... 9

Bridle Path Home Owners Association..... 9

Reviewing Agencies..... 9

Recommendation..... 9

Motion..... 10

Appeal Process..... 10

Exhibits Contents

Conditions of Approval..... Exhibit A

Public Works, Engineering Division Memo Exhibit B

Health District Letter..... Exhibit C

Bridle Path Homeowners Association Letter Exhibit D

Public Notice Exhibit E

Project Application Exhibit F

Administrative Permit Definition

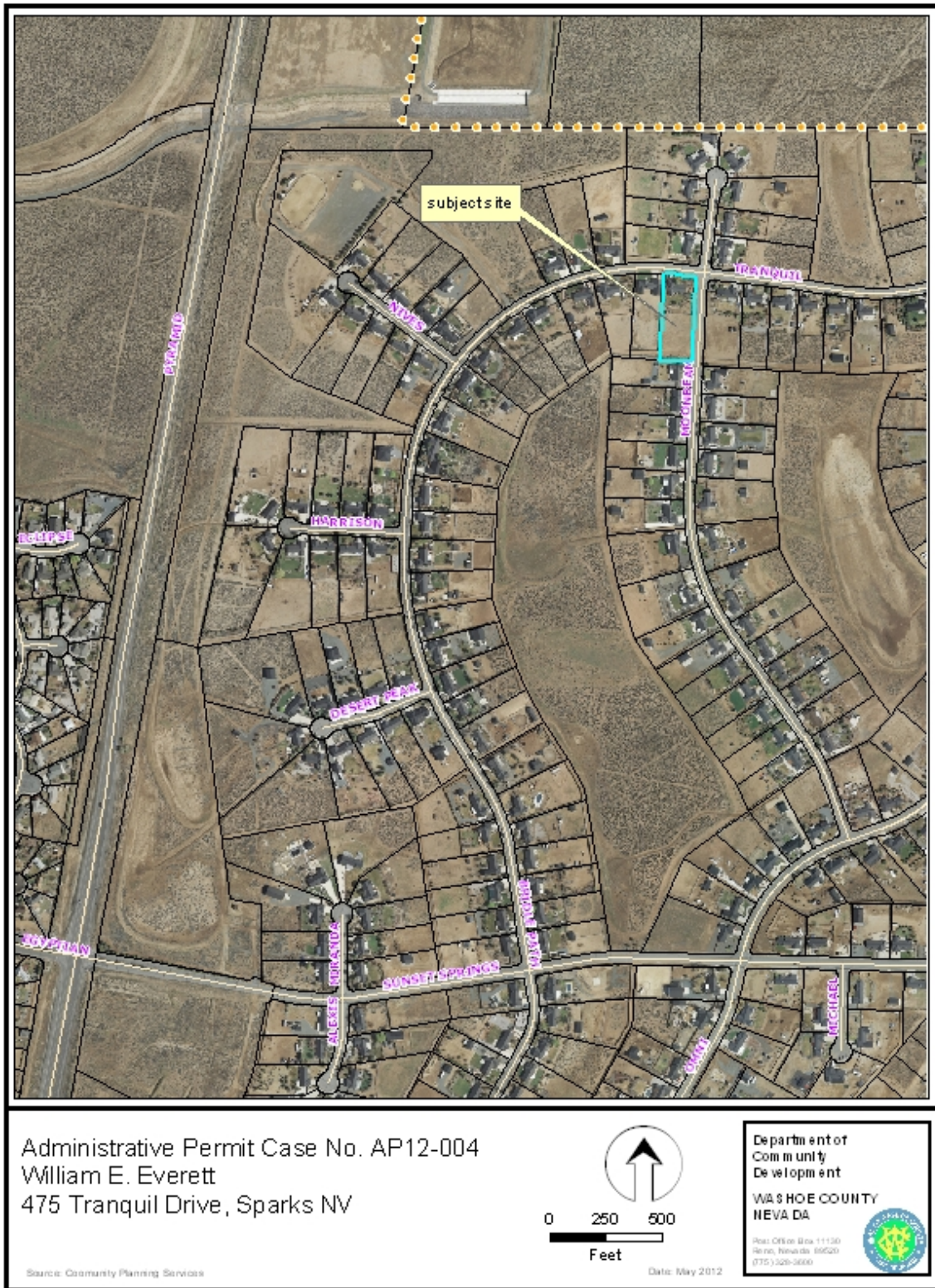
The purpose of an Administrative Permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an Administrative Permit, the Hearing Examiner or the Board of Adjustment must find that all of the required findings, if applicable, are true.

The Conditions of Approval for Administrative Permit Case No. AP12-004 is attached to this staff report and will be included with the Action Order.

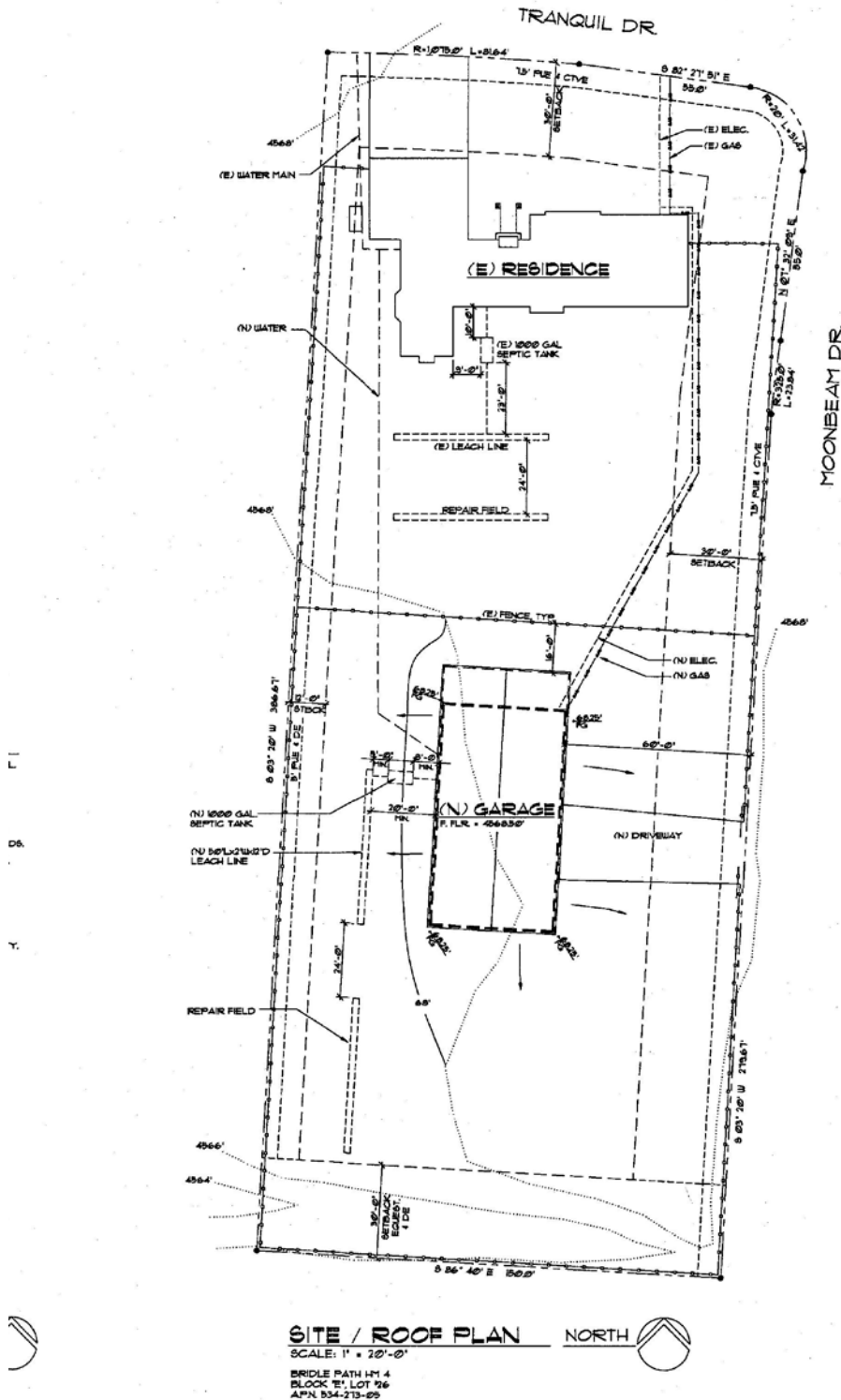
Applicable Code Section

Section 110.306.10 Detached Accessory Structures. Detached accessory structures are defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. The following development requirements shall apply to detached accessory structures:

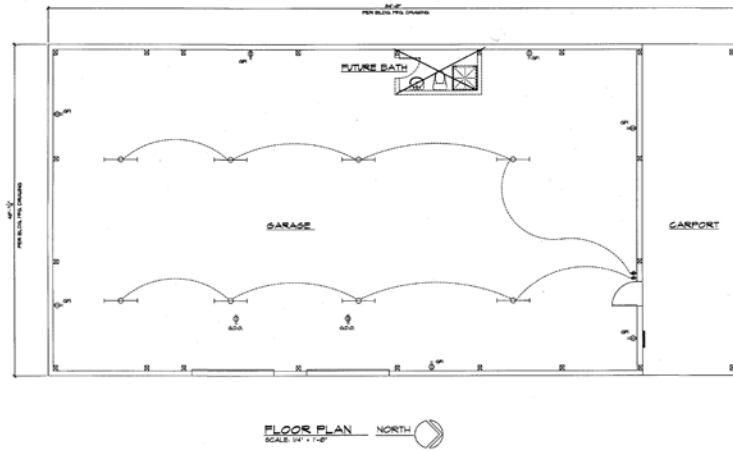
(d) Size. A proposal to establish a detached accessory structure that is larger (i.e. has more square footage or a larger building footprint) than the existing main structure shall require the approval of an Administrative Permit (pursuant to Article 808), to include review of building height and architectural compatibility with surrounding dwellings, prior to the issuance of a building permit. Parcels forty (40) acres in size or larger in the General Rural (GR) and General Rural Agricultural (GRA) Regulatory Zones, and all parcels in the Commercial and Industrial Regulatory Zones, are exempt from this requirement.



Vicinity Map



Site Plan



FLOOR PLAN NOTES:

1. EXTERIOR WALLS SHALL BE PER 2010 IRC 503.1
2. ALL EXTERIOR DOORS SHALL BE PER 2010 IRC 503.1
3. EXTERIOR WALLS & CEILING SHALL BE PER 2010 IRC 503.1
4. SEE 2010 IRC 503.1 FOR INSULATION PLAN
5. SEE 2010 IRC 503.1 FOR FINISH PLAN

ELECTRICAL LEGEND:

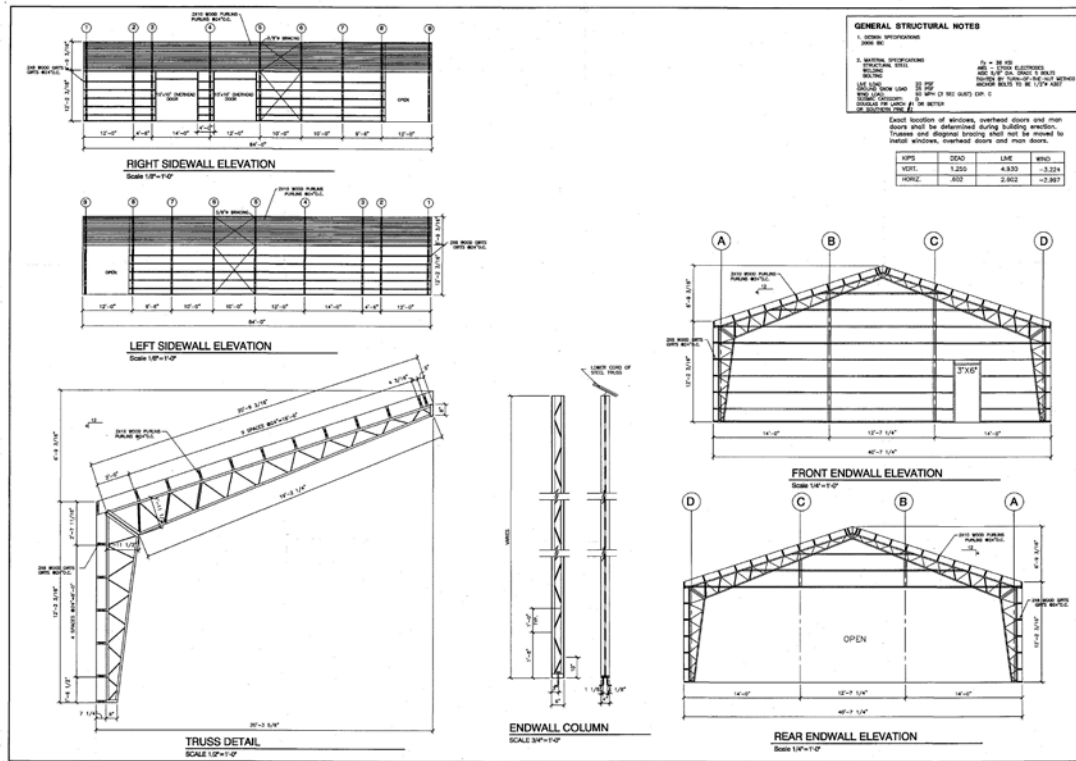
⊕ - 120 V. DUPLEX OUTLET - ON GROUND NOTED

⊕ - 200 V. DUPLEX OUTLET - ON GROUND NOTED

3/1/12
 M. Steven Henshale, L.L.C.
 Professional Engineer
 License No. 10000
 State of Nevada
 770 N. 2nd Street
 Reno, NV 89501
 (775) 784-8888
 www.mshenshale.com

BILL EVERETT
 PROFESSIONAL ENGINEER
 License No. 10000
 State of Nevada
 475 W. 1st Street
 Reno, NV 89501
 (775) 784-8888
 www.bill-everett.com

Floor Plan



STEPHEN P. MASLAN & CO.
 ENGINEERS/ARCHITECTS
 License No. 10000
 State of Nevada
 475 W. 1st Street
 Reno, NV 89501
 (775) 784-8888
 www.spmaslan.com

BILL EVERETT
 PROFESSIONAL ENGINEER
 License No. 10000
 State of Nevada
 475 W. 1st Street
 Reno, NV 89501
 (775) 784-8888
 www.bill-everett.com

Elevations

Project Evaluation

The applicant owns a 1.325 acre parcel in the Bridle Path Subdivision in Sparks NV. The property is zoned Low Density Suburban (LDS). The applicant is proposing to build an accessory structure approximately 3,420 square feet in area and nineteen feet high (approximately the same height as the house). The structure will be set back 60 feet from the Moonbeam Drive and 49 feet from the adjoining neighbor to the east. The rear of the lot is entirely fenced with a 6-foot wood fence, screening the rear yard from the street and neighbors.

The lot currently has a single-family house that is approximately 2,056 square feet in size. Because the accessory structure is larger than the primary dwelling an administrative permit is required and surrounding property owners were notified.

Lot coverage of a LDS zone is permitted to use 25% (14,429 square feet) of the lot. The existing house and proposed accessory structure will cover 5,476 square feet.

The Bridle Path development is primarily one-acre or larger lots with common open space between many of the residential lots. Similar to the applicant's property, most the property owners have landscaped the front half of their lot and have cleared the rear portion.

The HOA Architectural Committee is requiring that the accessory structure be painted light gray with dark gray roofing, similar to the house. Landscaping is not required.



Front view of the subject property (along Tranquil Drive). There is mature landscaping that blocks the view of the rear yard.



The intersection of Moonbeam Drive and Tranquil Drive. The entire side yard is enclosed by a six-foot wood fence.



The rear yard where the accessory structure will be built. The footprint of the structure is staked out in the yard.

Spanish Springs Citizen Advisory Board (SSCAB)

Administrative permits are not required by Washoe County Code to be presented at a Citizen Advisory Board meeting. However, the Spanish Springs CAB members were noticed of this BOA meeting following the provisions outlined in WCC Chapter 110.

Bridle Path Home Owners Association

Bridle Path HOA, Architectural Review Committee has reviewed and approved the Everett's request. The letter of approval is attached (Exhibit D).

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Development
- Washoe County Department of Public Works, Engineering Division
- Sky Ranch Utility
- Washoe County Health District, Environmental Health Division
- Truckee Meadows Fire Protection District
- Washoe County Fire Service Coordinator

Three out of the six above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Community Development addressed standard conditions of approval for construction and use of an accessory structure.

Contact Eva Krause, 328.3796, Ekrause@washoecounty.us

- Public Works had no comments or conditions.
- Environmental Health stated that it would be okay to have a bathroom on a separate septic system.

Contact Bryan Tyre, P.E., 328.2430 btyre@washoecounty.us

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Administrative Permit Case No. AP12-004 is being recommended for approval with conditions.

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve with conditions Administrative Permit Case No. AP12-004 for William E. Everett, *having made all five findings in accordance with Washoe County Development Code Section 110.808.25:*

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a large accessory structure, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation; and

Appeal Process

Board of Adjustment action will be effective 15 days after the public hearing, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant/Property Owners: William E. and E. Allayne Donnelly Everett, 475 Tranquil Drive, Sparks NV 89441

EXHIBIT A



Conditions of Approval

Administrative Permit Case No. AP12-004

The project approved under Administrative Permit Case No: AP12-004 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 7, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Administrative Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Administrative Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Administrative Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District.**

Any conditions set by the District Health Department must be appealed to the District Board of Health.

- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Eva M. Krause, 775.328.3796

- a. The applicant shall demonstrate substantial conformance to the plans approved, including the color scheme approved by the Bridle Path Architectural Review Board as part of this administrative permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
- e. Prior to installing the bathroom the property owner shall obtain a building permit, and place a deed restriction on the structure, stating it will not be used as an accessory dwelling.
- f. The accessory structure shall remain subordinate in use to the primary residence and may not be converted to a commercial use without proper permits and approvals.

*** End of Conditions ***



WASHOE COUNTY

Department of Public Works

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: May 10, 2012
TO: Eva Krause, Department of Community Development
FROM: Leo R. Vesely, P.E., Engineering Division
SUBJECT: **VA12-002**
APN 534-273-05
EVERETT DETACHED GARAGE

I have reviewed the referenced administrative permit and have no comments or concerns.

LRV/lrv



Washoe County Health District

ENVIRONMENTAL HEALTH SERVICES DIVISION



Public Health
Prevent. Promote. Protect.

DATE: May 8, 2012

TO: Eva Krause, AICP, Planner
Washoe County Community Development

FROM: Bryan W. Tyre, P.E., Acting Senior Licensed Engineer
Environmental Health Services

SUBJECT: **Everett Detached Garage – 475 Tranquil Dr., Sparks, NV**
Administrative Permit AP12-004
E2012-011

Dear Ms. Krause,

This District has reviewed the referenced proposal with regard to sewage disposal, domestic water supply, solid waste, water quality and air pollution.

I've spoken with Mr. Everett and the proposed garage with a bathroom on a separate septic system is ok with the Health District. Additionally, Mr. Hendrick's drawing and sizing of the system should be adequate for plan submittal.

If you have any questions regarding the foregoing, please call me at 328-2430.

Sincerely,

Bryan W. Tyre, P.E.
Acting Senior Licensed Engineer
Environmental Health Services

BWT/dc

Cc: William Everett

EXHIBIT D



**BRIDLE PATH
HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE**

Debra Barker 425-1443 -- Debra Brus 425-3907
Bob Heaps 424-6829 -- Manny Ornelas 425-4920
Bill Porter 762-1416 -- Bob Warren 425-0703
www.bridlepathhoa.com

24 April 2012

William/Allayne Everett
475 Tranquil Dr.
Sparks, NV 89441
775-425-6408

Dear William and Allayne:

The Bridle Path Architectural Review Committee has approved your project as submitted to build a detached all metal garage (40'7 1/4" X 84' under roof, with the last 11'2 3/8" to be a carport) on the mid rear center of your lot. It will include 2 roll up doors (10' X 10') facing east, a walk in door (from the carport) facing north, and 5 windows (2 looking east, 1 looking south, and 2 looking west). The plan shows a future 3/4 bathroom with shower and a future additional septic tank. The colors of the garage are to be Alamo (light grey) for the siding, Gray for the trim, and Charcoal (dark grey) for the roof, which will closely match your home's colors. Please be aware that the structure must comply with all Washoe County regulations, building codes, and health/safety codes. If there are any changes that need to be made to the submitted plan, to meet the building codes/regulations/etc, then we need to receive a copy of the new plan of what is actually to be built and a new letter from the ARC maybe necessary.

The Bridle Path HOA CC&Rs, Section 9.01 (I), stipulate that all projects be started and completed within a year following the date of the approval letter. As a reminder, Section E, subsection 1, states that no motorized vehicles are permitted on the bridle paths including construction traffic. You must go to the Board to receive permission to drive on or use the bridle paths during construction.

Thank you for your submission and good luck on your project. Continued improvement to our properties enhances the value of Bridle Path Homes.

Sincerely,



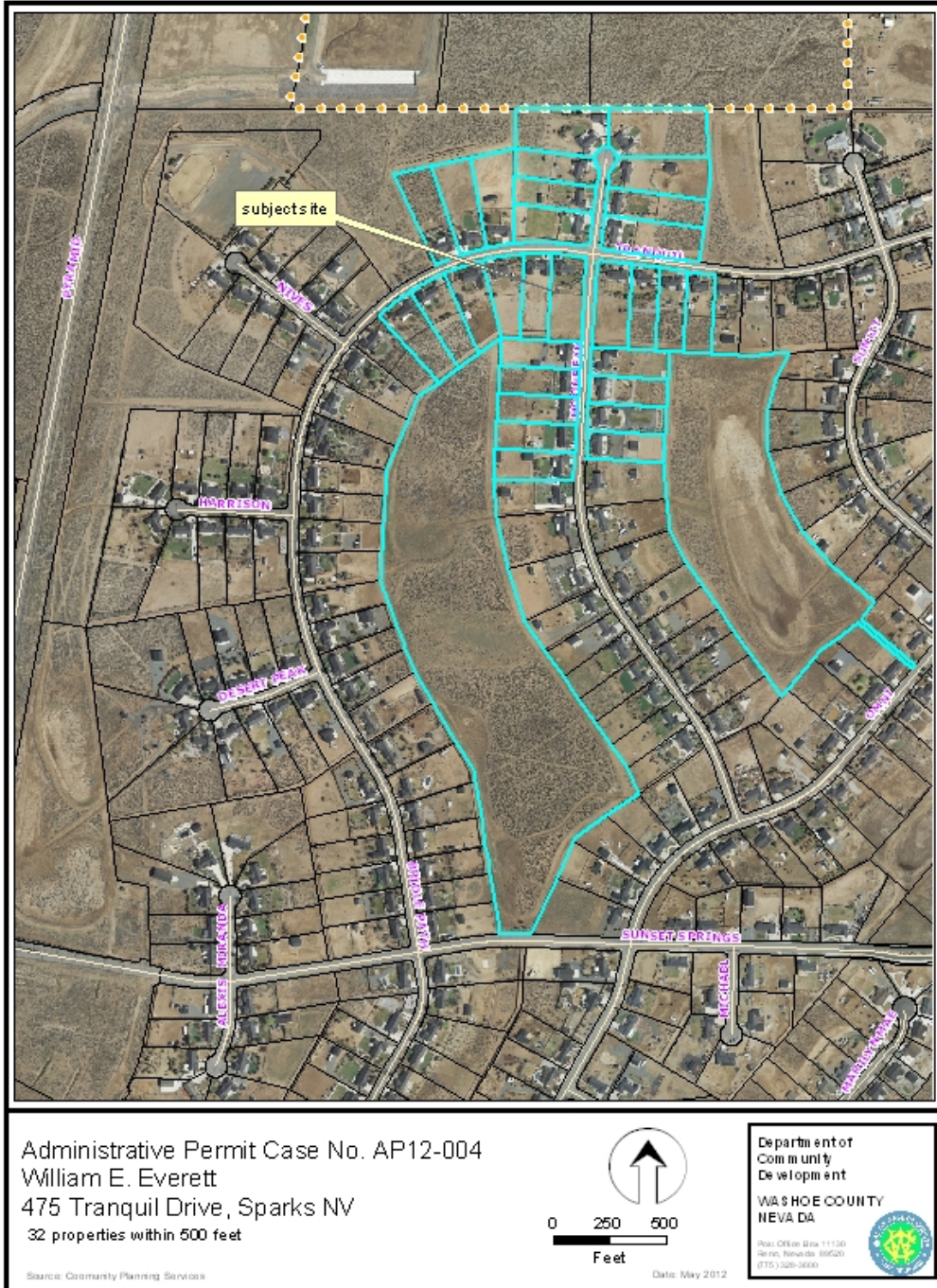
Debra Barker, Chairperson
Bridle Path Homeowners Architectural Committee

EQUUS Management Group
4888 Sparks Blvd, Suite #102, Sparks, NV 89436
775-284-2050 (voice) 775-284-2055 (fax)
HEATHER@EQUUSMANAGEMENT.COM (e-mail)

Exhibit E

Public Notice

A public notification of Administrative Permit Case No. AP12-004 was mailed to at least 30 separate property owners within a minimum 500-foot radius of the subject property.



NOTICING MAP

EXHIBIT F

Staff Assigned Case No.: AP12 - 004

Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only):			
Project Description:			
Project Address: <u>475 TRANQUIL DR Sparks NV 89441</u>			
Project Area (acres or square feet): <u>GARAGE 2880 SF and Carport 560 SF</u>			
Location Information			
Project Location (with point of reference to major cross streets AND area locator): <u>Spanish Springs Bridlepath corner of TRANQUIL and Moonbeam off Pyramid</u>			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<u>APN 334-073-05</u>	<u>1.33 ac</u>		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case Nos.			
Applicant Information			
Property Owner: <u>WILLIAM E. EVERETT</u>		Professional Consultant:	
Name:		Name:	
Address: <u>475 TRANQUIL DR</u>		Address:	
<u>Sparks NV</u> Zip: <u>89441</u>		Zip:	
Phone: <u>775-425-6408</u> Fax: <u>425-6408</u>		Phone: Fax:	
Email: <u>WEEVERETT@sbcglobal.net</u>		Email:	
Cell: <u>775-848-9793</u> Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

1. What is the type of project or use being requested?

Build garage larger than house.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

NONE

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

Build garage now. future curb out.

4. What is the intended phasing schedule for the construction and completion of the project?

NONE

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

Future trees. Solid 6' fence existing

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

out of sight storage of cars, pontoon

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

Landscaping & trees

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

NONE

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

NONE

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

Trees in future
Paint Scheme to match house

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

N/A

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input checked="" type="checkbox"/> Yes <i>architectural Review HOA</i>	<input type="checkbox"/> No
---	-----------------------------

13. Utilities:

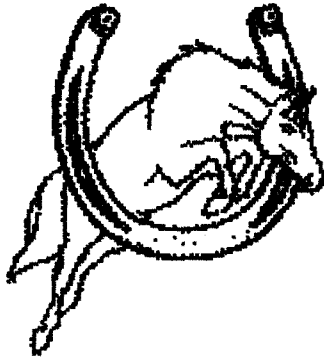
a. Sewer Service	<i>Septic</i>
b. Water Service	<i>SKY RANCH WATER</i>

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

i. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

<i>NA</i>



**BRIDLE PATH
HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE**

Debra Barker 425-1443 -- Debra Brus 425-3907
Bob Heaps 424-6829 -- Manny Ornelas 425-4920
Bill Porter 762-1416 -- Bob Warren 425-0703
www.bridlepathhoa.com

24 April 2012

William/Allayne Everett
475 Tranquil Dr.
Sparks, NV 89441
775-425-6408

Dear William and Allayne:

The Bridle Path Architectural Review Committee has approved your project as submitted to build a detached all metal garage (40'7 1/4" X 84' under roof, with the last 11'2 3/8" to be a carport) on the mid rear center of your lot. It will include 2 roll up doors (10' X 10') facing east, a walk in door (from the carport) facing north, and 5 windows (2 looking east, 1 looking south, and 2 looking west). The plan shows a future 3/4 bathroom with shower and a future additional septic tank. The colors of the garage are to be Alamo (light grey) for the siding, Gray for the trim, and Charcoal (dark grey) for the roof, which will closely match your home's colors. Please be aware that the structure must comply with all Washoe County regulations, building codes, and health/safety codes. If there are any changes that need to be made to the submitted plan, to meet the building codes/regulations/etc, then we need to receive a copy of the new plan of what is actually to be built and a new letter from the ARC maybe necessary.

The Bridle Path HOA CC&Rs, Section 9.01 (I), stipulate that all projects be started and completed within a year following the date of the approval letter. As a reminder, Section E, subsection 1, states that no motorized vehicles are permitted on the bridle paths including construction traffic. You must go to the Board to receive permission to drive on or use the bridle paths during construction.

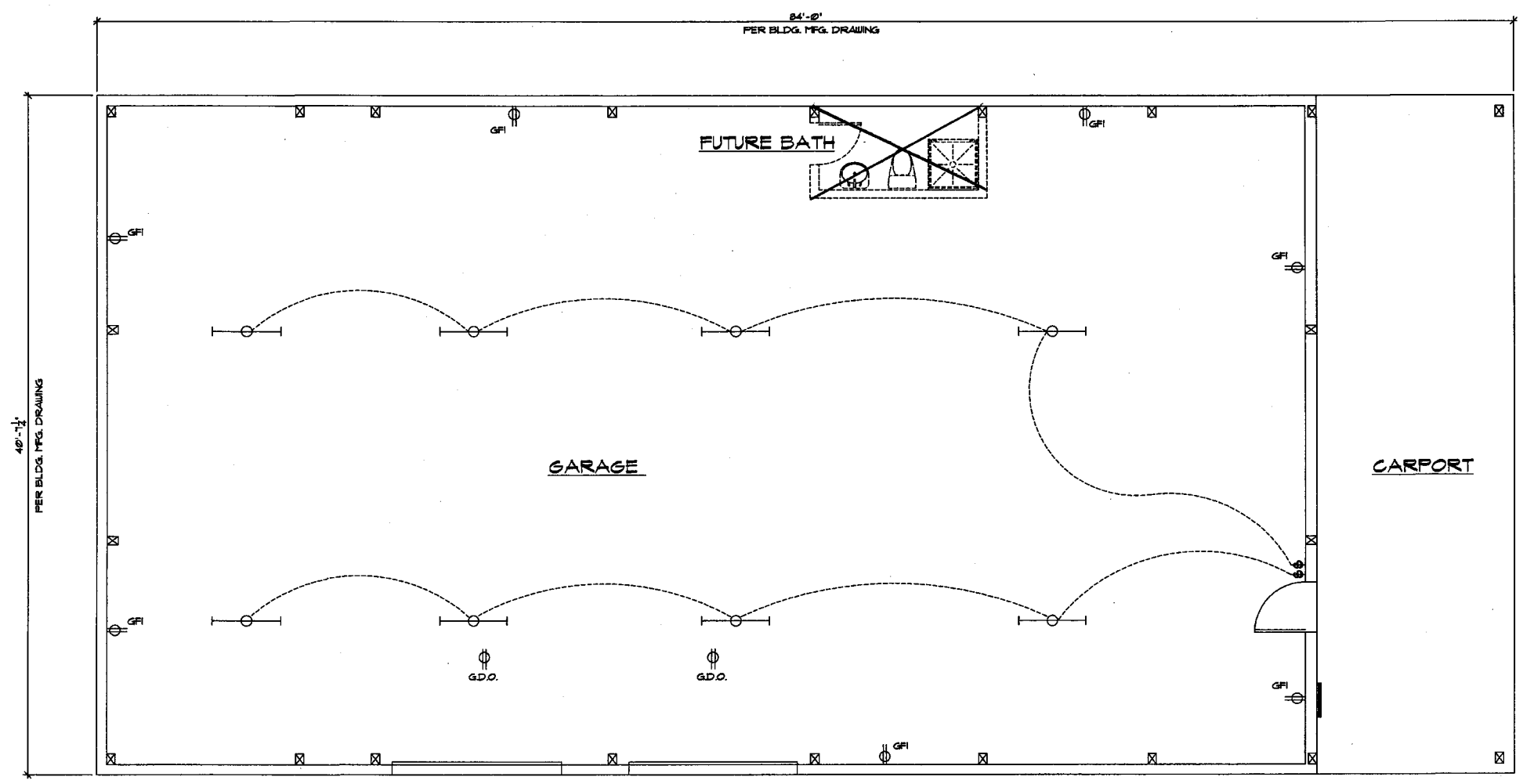
Thank you for your submission and good luck on your project. Continued improvement to our properties enhances the value of Bridle Path Homes.

Sincerely,

A handwritten signature in cursive script that reads "Debra Barker".

Debra Barker, Chairperson
Bridle Path Homeowners Architectural Committee

EQUUS Management Group
4888 Sparks Blvd, Suite #102, Sparks, NV 89436
775-284-2050 (voice) 775-284-2055 (fax)
HEATHER@EQUUSMANAGEMENT.COM (e-mail)







FLOOR PLAN NORTH 
SCALE: 1/4" = 1'-0"

FLOOR PLAN NOTES:

1. EXTERIOR WALLS SHALL BE PER BLDG. MFG. SPEC.
2. ALL EXTERIOR DOORS SHALL BE PER BLDG. MFG. SPEC.
3. EXTERIOR FINISH IS METAL SHEATHING PER BUILDING MFG. SPEC.
4. SEE BLDG. MFG. DRAWINGS FOR FOUNDATION PLAN, FRAMING PLAN, ELEVATIONS, AREA AND DETAILS.

ELECTRICAL LEGEND

-  110 V. DUPLEX OUTLET - GFI WHERE NOTED
-  220 V. OUTLET (CONFIRM w/ OWNER FOR NEED & LOCATION)
-  SWITCH
-  FLUORESCENT LIGHT FIXTURE

NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE N.E.C. & I.R.C. AS AMENDED BY THE LOCAL GOVERNING AUTHORITY.
2. ALL SWITCHES SHALL BE LOCATED CLEAR OF DOOR SWINGS.
3. ALL EXTERIOR OUTLETS & FIXTURES SHALL BE WATERPROOF.
4. ALL GARAGE OUTLETS SHALL BE GFI & MTD. • 18" AFF.

2-6-12

FLOOR PLAN
A DETACHED GARAGE FOR
BILL & ALLAYNE EYERETT

DATE: 2-6-12
JOB NO: 12-117
PROJECT LOCATION:
475 TRANQUIL DR.
WARREN COUNTY, NY.

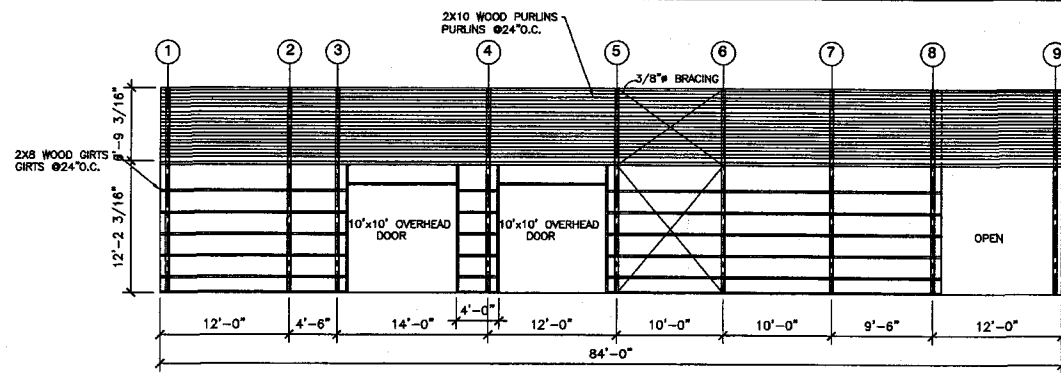
SHEET NUMBER
A-2

M. Steven Hendricks
RESIDENTIAL DESIGNER
No. 203-P STATE OF NEVADA

M. Steven Hendricks L.L.C.
Residential Designs
www.nevadahomesdesign.com

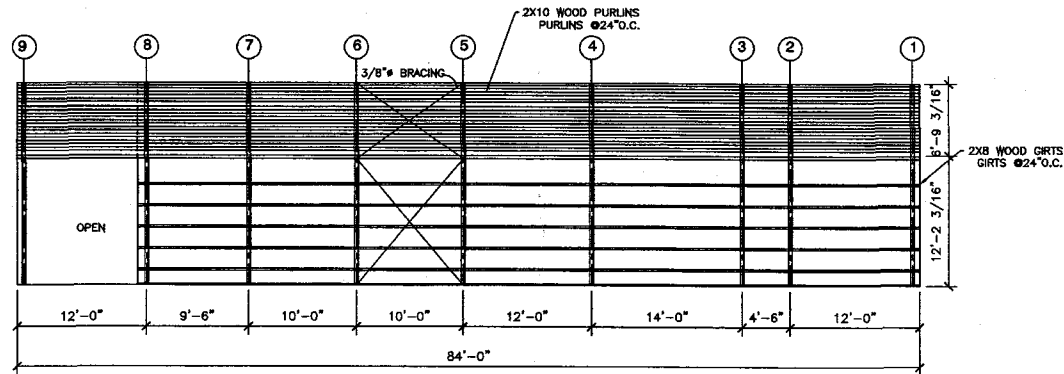
(775) 219-6393
(775) 846-2736 fax
#hendricks@aol.com
P.O. Box 19106
Reno, NV. 89511

ALL DRAWINGS & SPECIFICATIONS ARE THE PROPERTY OF THE DESIGNER. NO PARTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER.



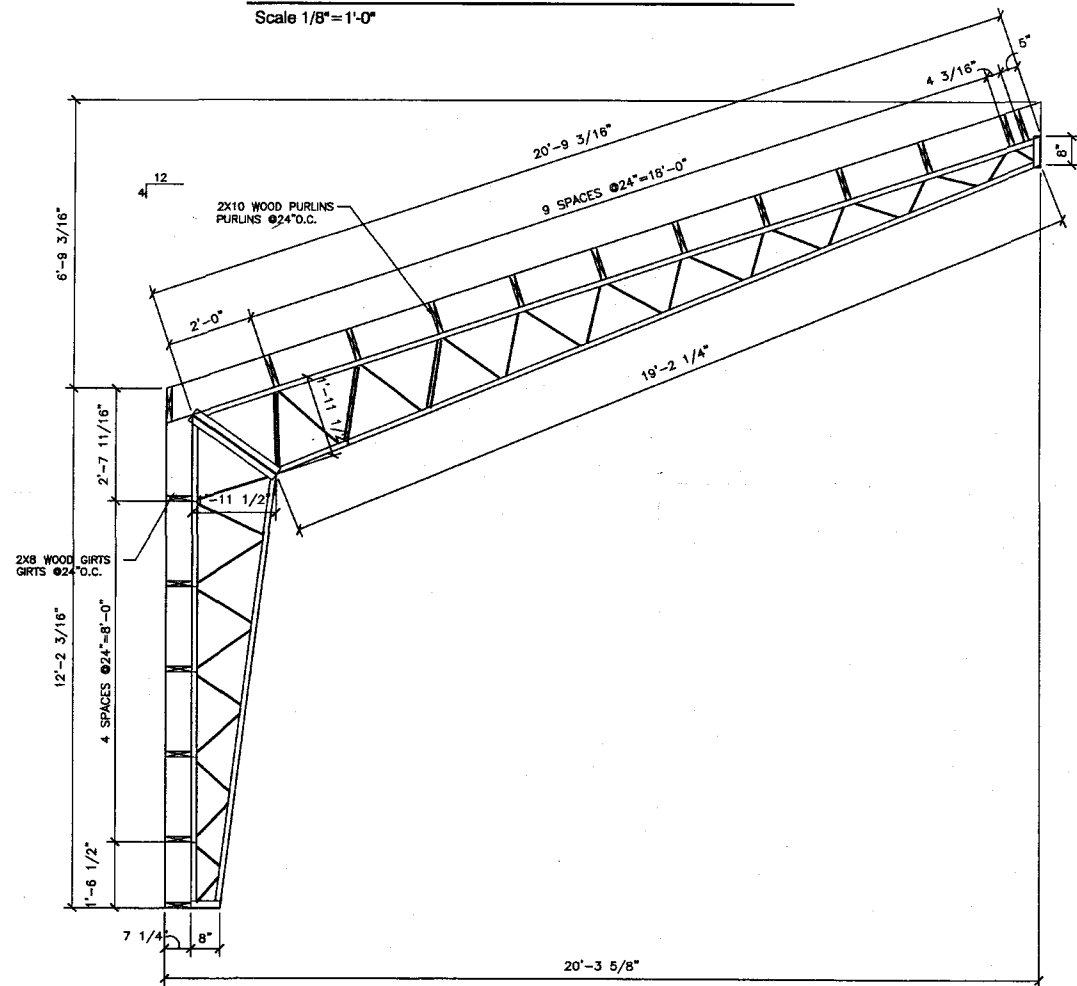
RIGHT SIDEWALL ELEVATION

Scale 1/8"=1'-0"



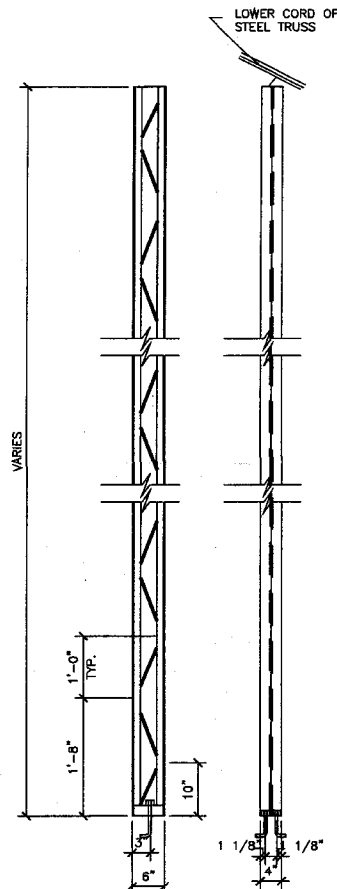
LEFT SIDEWALL ELEVATION

Scale 1/8"=1'-0"



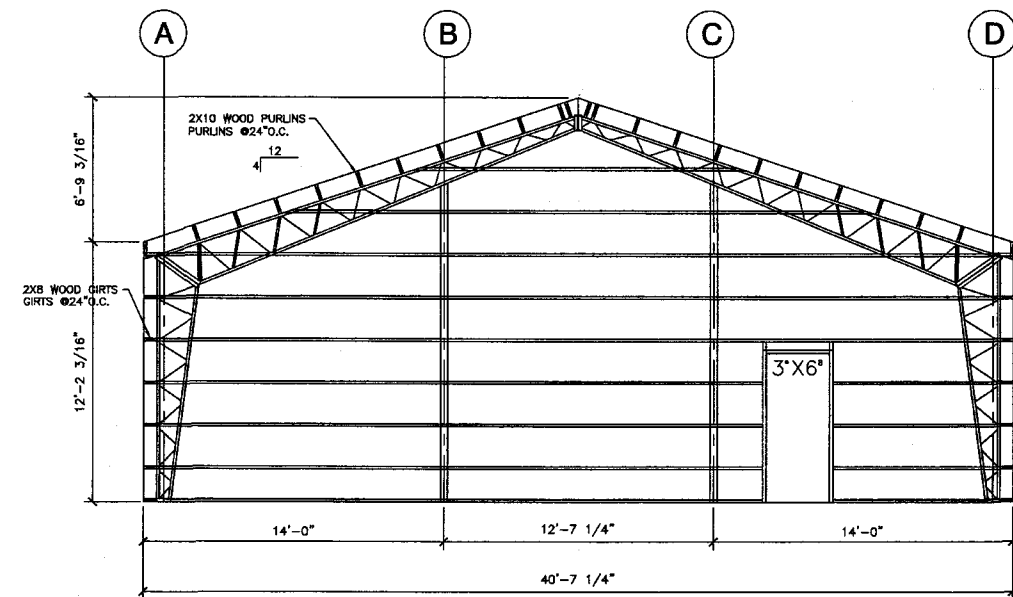
TRUSS DETAIL

Scale 1/2"=1'-0"



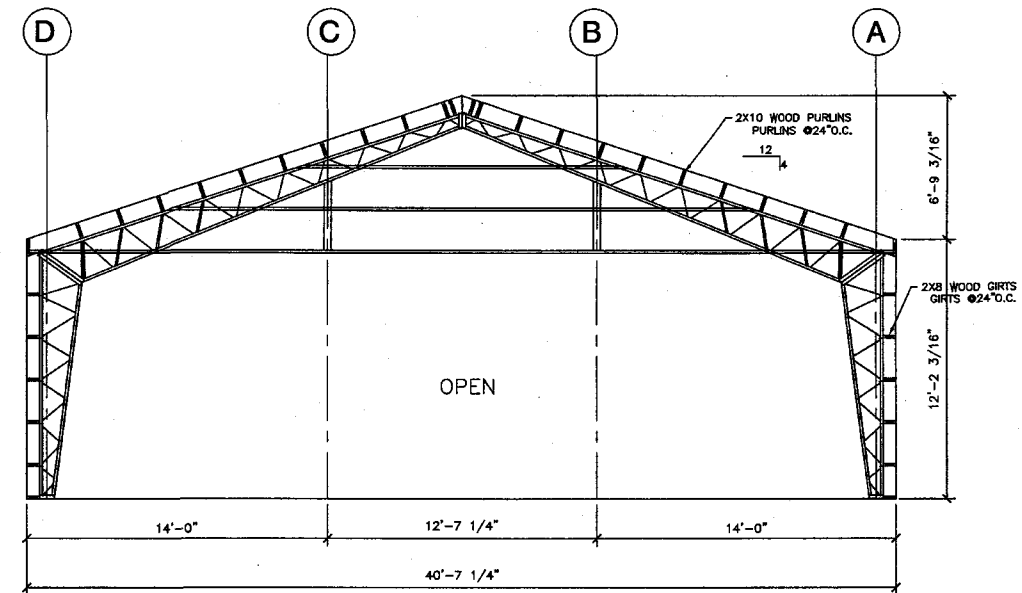
ENDWALL COLUMN

Scale 3/4"=1'-0"



FRONT ENDWALL ELEVATION

Scale 1/4"=1'-0"



REAR ENDWALL ELEVATION

Scale 1/4"=1'-0"

GENERAL STRUCTURAL NOTES

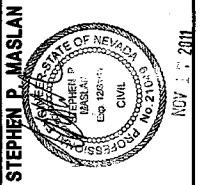
- DESIGN SPECIFICATIONS
2006 IBC
- MATERIAL SPECIFICATIONS
STRUCTURAL STEEL
WELDING
BOLTING
LIVE LOAD
GROUND SNOW LOAD
WIND LOAD:
SEISMIC CATEGORY:
DOUGLAS FIR LARCH #1 OR BETTER
OR SOUTHERN PINE #2

F_y = 36 KSI
AWS - E70XX ELECTRODES
AISC 5/8" DIA. GRADE 5 BOLTS
TIGHTEN BY TURN-OF-THE-NUT METHOD
ANCHOR BOLTS TO BE 1/2" A307

Exact location of windows, overhead doors and man doors shall be determined during building erection. Trusses and diagonal bracing shall not be moved to install windows, overhead doors and man doors.

KIPS	DEAD	LIVE	WIND
VERT.	1.255	4.930	-3.224
HORIZ.	.602	2.602	-2.997

STEPHEN P. MASLAN & CO.
ENGINEERS/DESIGNERS
8011 PASEO SUITE 201
KANSAS CITY, MO. 64131
(816) 444-6260

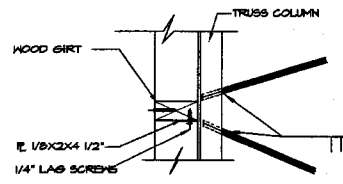


BILL EVERETT
475 TRANQUIL DR. SPARKS, NV

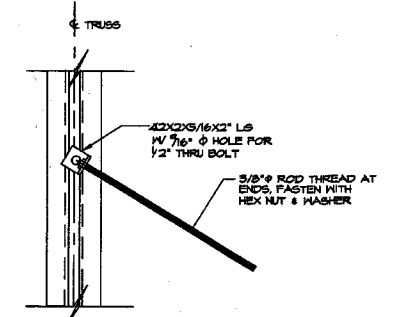
date 11-15-11
drawn by R.E.S.
checked by S.P.M.
revised

sheet no.

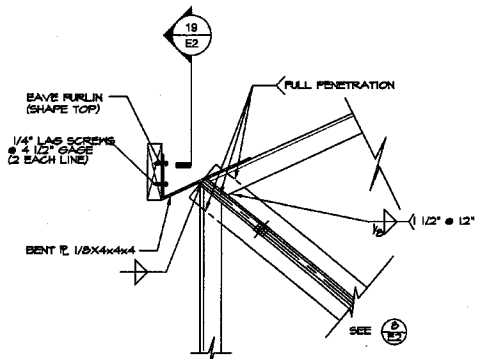
E1



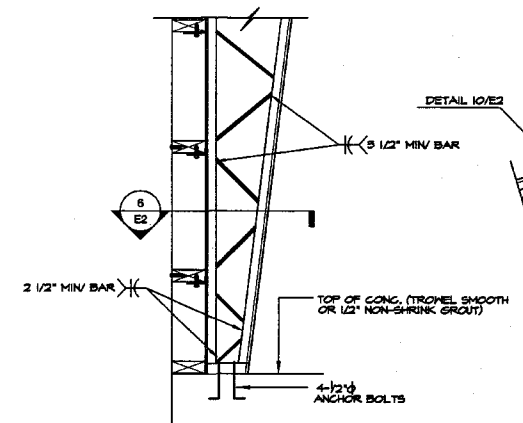
17
E2
GIRT CONNECTION



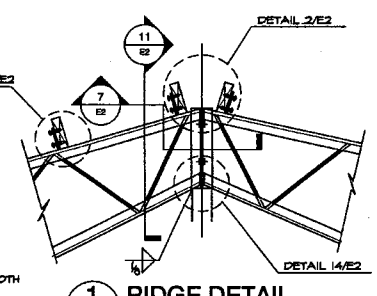
13
E2
WIND BRACING DETAIL



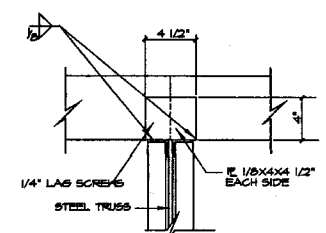
9
E2
EAVE PURLIN CONNECTION



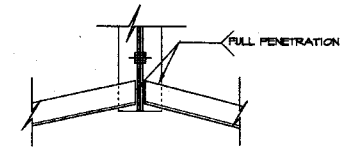
5
E2
COLUMN BASE DETAIL



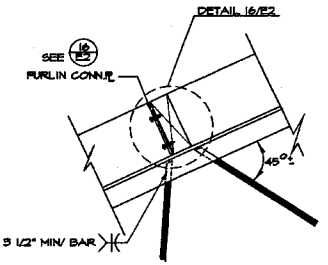
1
E2
RIDGE DETAIL



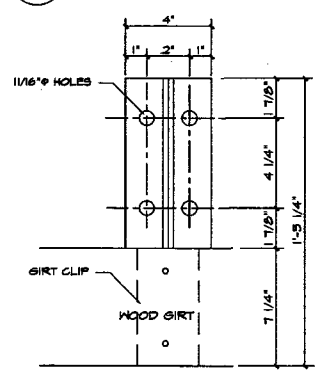
18
E2
RIDGE PURLIN CONNECTION



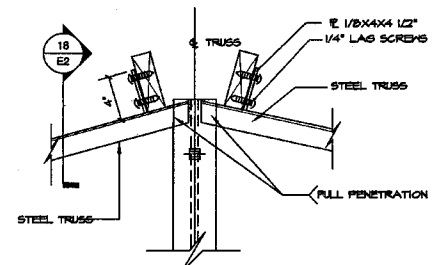
14
E2
BOTTOM CORD



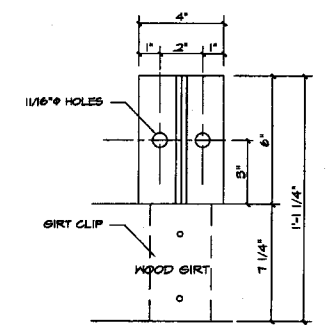
10
E2
WEB CONNECTION



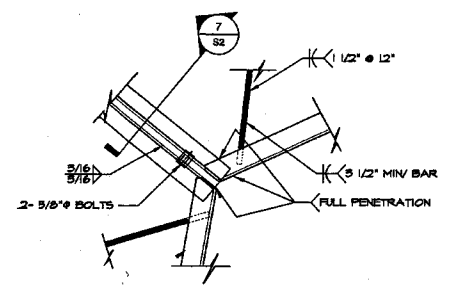
6
E2
COLUMN BASE PLATE DETAIL



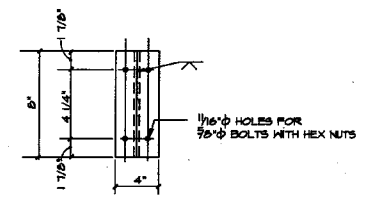
2
E2
RIDGE CONNECTION



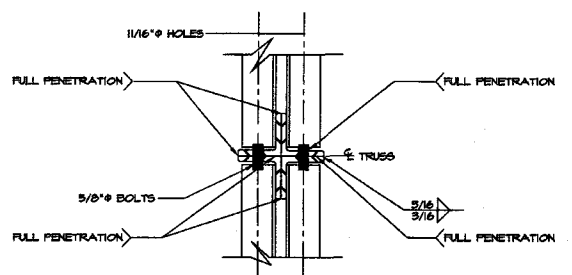
19
E2
ENDWALL COLUMN BASE PLATE



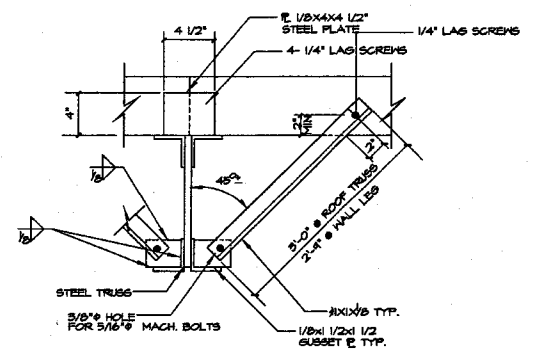
15
E2
KNEE CONNECTION



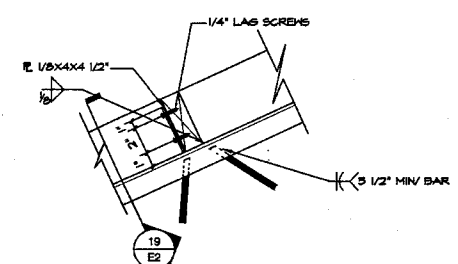
11
E2
RIDGE ANGLES



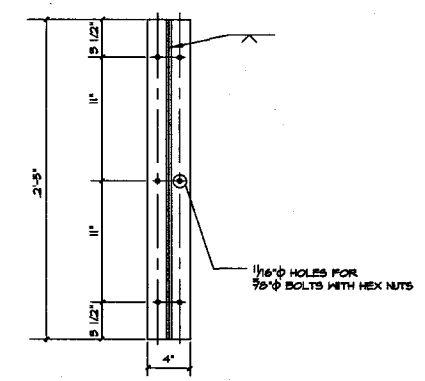
7
E2
SECTION



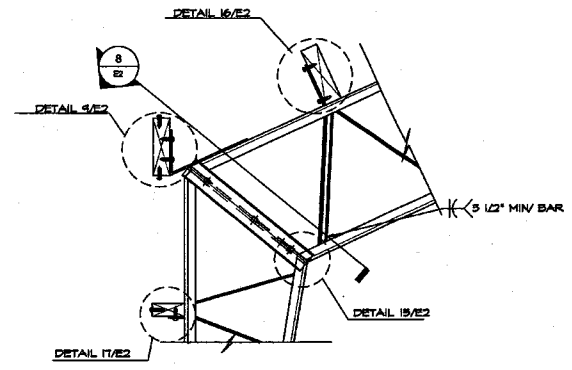
3
E2
SWAY BRACE DETAIL



16
E2
PURLIN CONNECTION

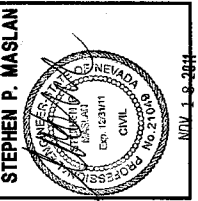


8
E2
KNEE DIAGONAL



4
E2
KNEE DETAIL

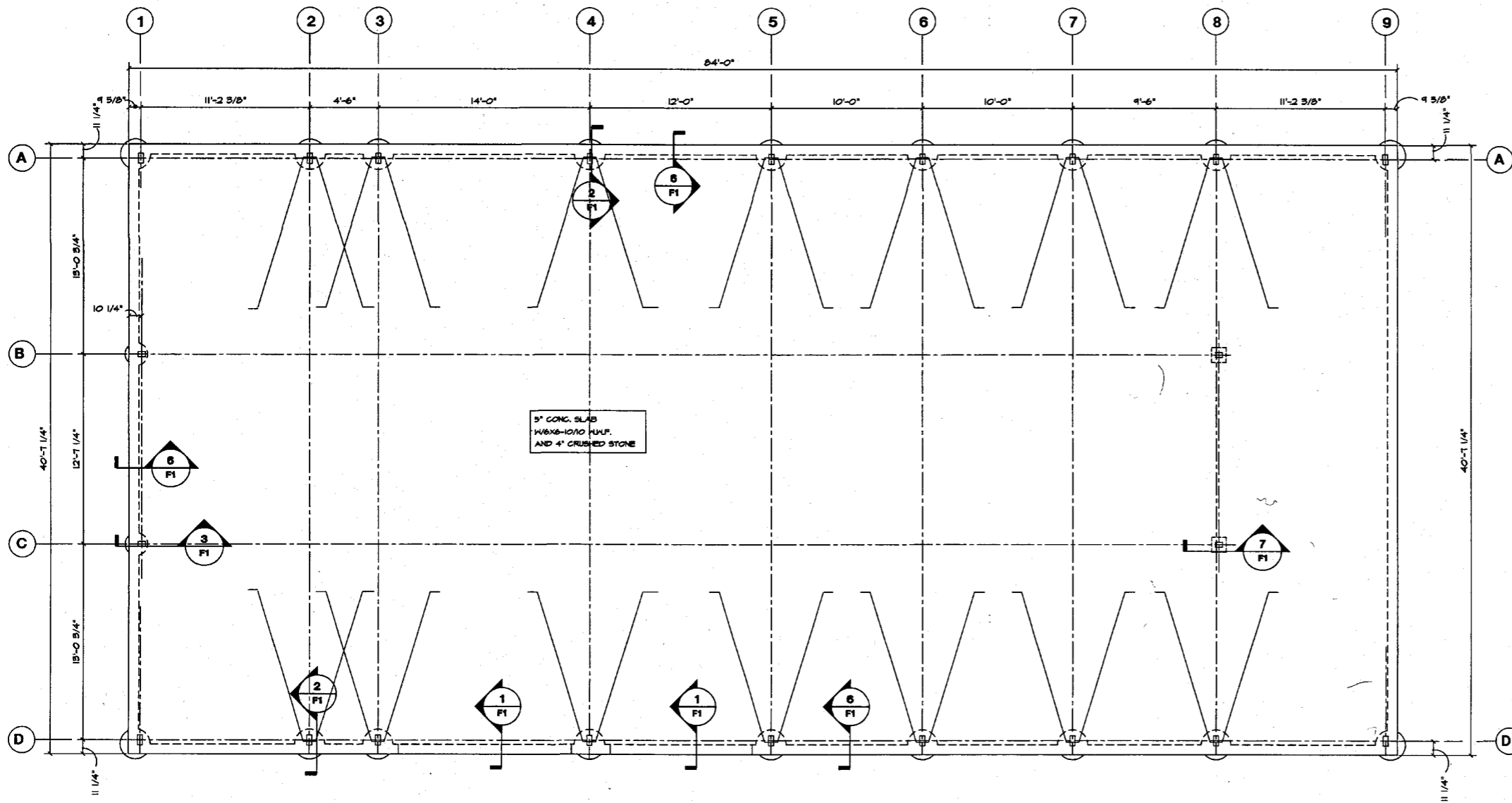
STEPHEN P. MASLAN & CO.
ENGINEERS/DESIGNERS
8011 PASEO SUITE 201
KANSAS CITY, MO. 64131
(816) 444-6260



BILL EVERETT
475 TRANQUIL DR. SPARKS, NV

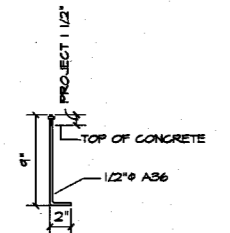
date	11-15-11
drawn by	RES.
checked by	S.P.M.
revised	

sheet no.
E2

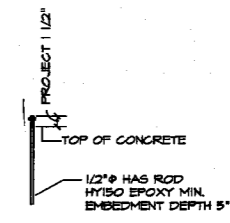


FOUNDATION PLAN
SCALE 1/4" = 1'-0"

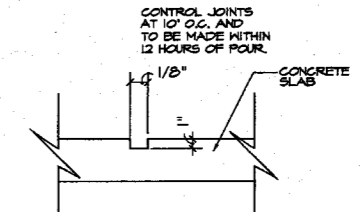
- A. Concrete**
- Concrete shall develop a 28 day compressive strength (f_c) of at least 2500 psi and shall be in accordance with ACI 301. Cement shall be Type I (gray) Portland. Mix shall include a polymer compound water reducing admixture which complies with ASTM C494 as per manufacturer's recommendations. No air-entrainment shall be used. Contractor shall satisfy himself that the mix design is acceptable for its intended purpose.
 - Course aggregate: regular weight concrete ASTM C39-B, maximum size as indicated for class of concrete.
 - Fine aggregate: ASTM C39-B, fineness modulus 2.5 to 3.1.
 - Concrete shall be placed and cured in accordance with ACI 302.1R. Finish tolerance shall be in accordance with ACI 117 and shall conform to the following F number requirements:
Specified overall value: F1-20/F1-15
Specified local value: F1-15/F1-10
 - Protect concrete from freezing with a blanket or straw covering. Follow ACI 306R-10 for cold weather conditions.
 - Protect concrete from hot weather according to ACI 306R-11.
- B. SOIL**
- SOIL BEARING q=2000 psf
 - Foundation design shall be based on the reactions indicated and the soil bearing capacity.
- C. Verify dimensions with steel plans.**



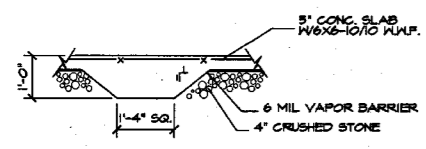
ANCHOR BOLTS
N.T.S.



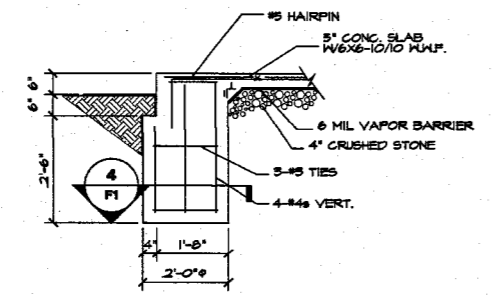
ANCHOR BOLTS alternate
N.T.S.



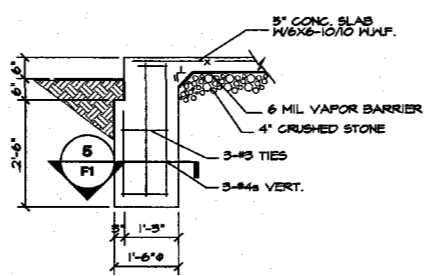
CONTROL JOINT
N.T.S.



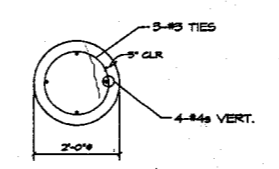
7 SECTION
F1 SCALE 1/2" = 1'-0"



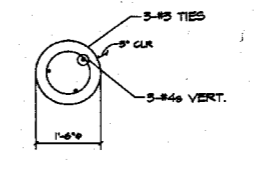
2 SECTION
F1 SCALE 1/2" = 1'-0"



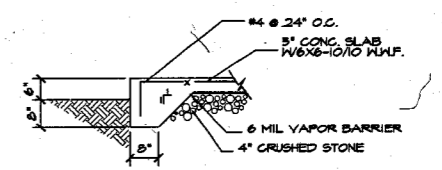
3 SECTION
F1 SCALE 1/2" = 1'-0"



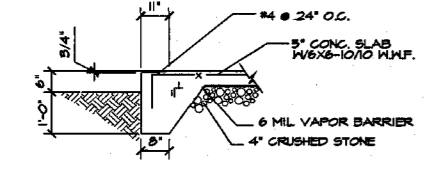
4 SECTION
F1 SCALE 1/2" = 1'-0"



5 SECTION
F1 SCALE 1/2" = 1'-0"

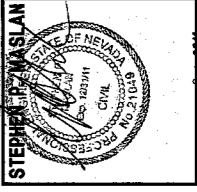


6 SECTION
F1 SCALE 1/2" = 1'-0"



1 SECTION
F1 SCALE 1/2" = 1'-0"

STEPHEN P. MASLAN & CO.
ENGINEERS/DESIGNERS
8011 PASEO SUITE 201
KANSAS CITY, MO. 64131
(816) 444-6260



DEC 20 2011

BILL EVERETT
475 TRANQUIL DR. SPARKS, NV

date 11-15-11
drawn by D.S.D.
checked by S.P.M.
revised

sheet no.
F1



Board of Adjustment Staff Report

Meeting Date: June 7, 2012

Subject: Special Use Permit Case No: SB12-007
Variance Case No: VA12-002
Applicant(s): Truckee Meadows Fire Protection District
Agenda Item No. 9C

Project Summary: To temporarily expand the use and size of existing Hidden Valley Volunteer Fire Station into a professionally staffed fire station by installing living quarters.

Recommendation: Approval with Conditions

Prepared by: Eva M. Krause, AICP, Planner
Washoe County Department of Community Development
Phone: 775.328.3796
E-Mail: ekrause@washoecounty.us

Project Description

Special Use Permit Case No. SB12-007 – Hidden Valley Fire Station – To temporarily expand a Safety Service facility by installing a manufactured home (built to commercial coach standards) to be used as living quarters for professional firefighters.

AND

Variance Case No. VA12-002 – To reduce the front yard setback from 20 feet to 15 feet to allow for the placement of the manufactured home.

- Location: 3255 Hidden Valley Drive, approximately 100 feet west of the intersection of Hidden Valley Drive and Pelham Drive
- Assessor's Parcel No.: 051-122-10
- Parcel Size: 0.326 acres
- Current Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: Southeast Truckee Meadows
- Commission District: 2 – Commissioner Humke
- Development Code: Authorized in Articles 302, Allowed Uses; 810, Special Use Permits; 410, Building Placement Standards; and 804, Variances
- Section/Township/Range: Within Section 22, T19N, R20E, MDM
Washoe County, NV

Staff Report Contents

Project Description..... 1
Special Use Permit Definition..... 3
Variance Definition..... 3
Vicinity Map 4
Site Plan 5
Landscaping Plan 6
Floor Plan and Elevation 7
Background..... 7
Project Evaluation..... 8
Hardship 8
Southeast Truckee Meadows Citizen Advisory Board (SETMCAB)..... 9
Reviewing Agencies.....10
Recommendation for Special Use Permit.....11
Motion for Special Use.....11
Recommendation for variance11
Motion for Variance.....11
Appeal Process.....12

Exhibits Contents

Conditions of Approval.....Exhibit A
Citizen Advisory Board MinutesExhibit B
Public Works, Engineering Division Memo Exhibit C
Regional Transportation Authority Exhibit D
Public Notice.....Exhibit E
Project ApplicationExhibit F

Special Use Permit Definition

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "*Operational Conditions.*" These conditions must be continually complied with for the life of the business or project.

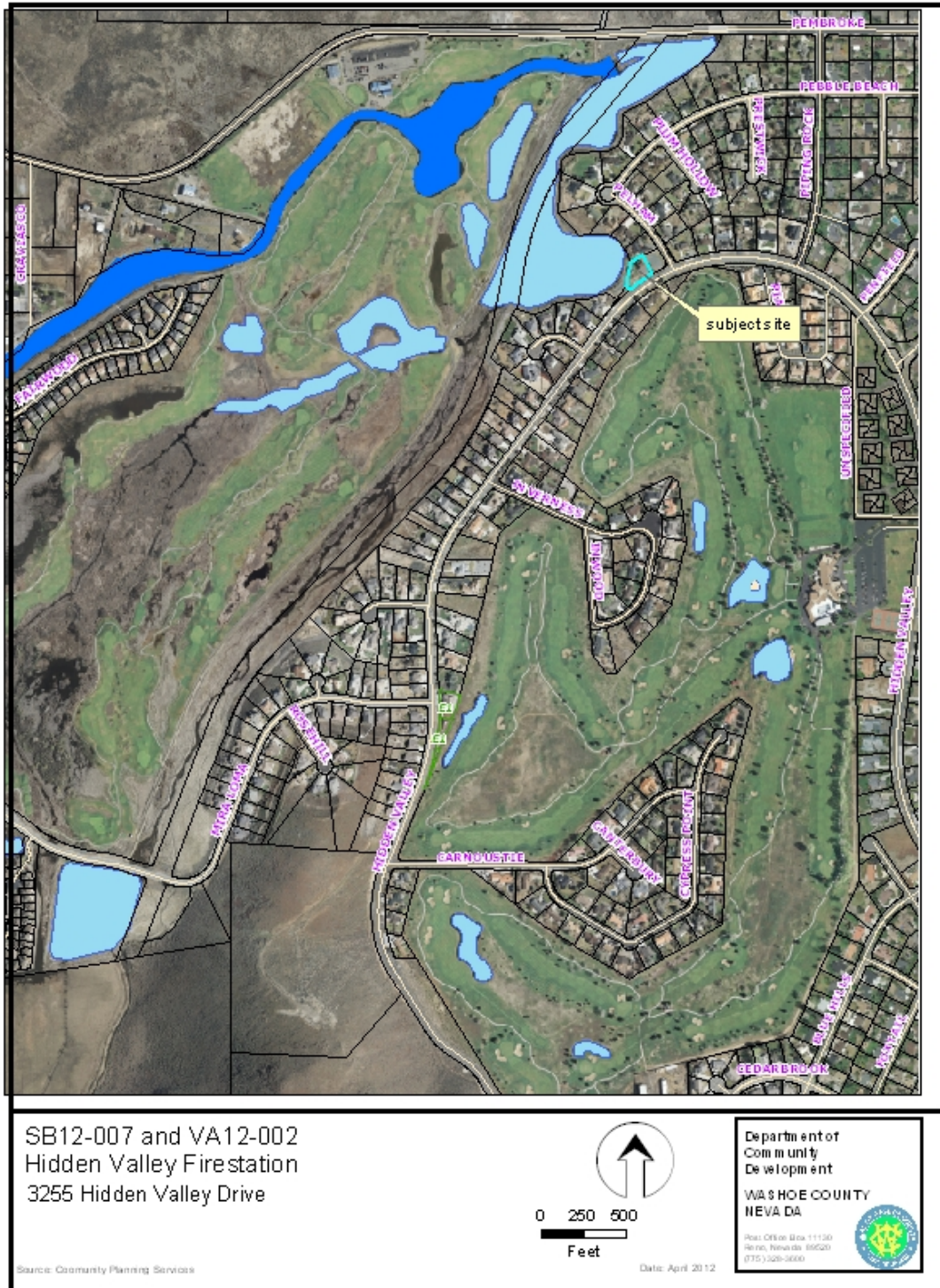
The Conditions of Approval for Special Use Permit Case No. SB12-007 are attached to this staff report and will be included with the Action Order.

Variance Definition

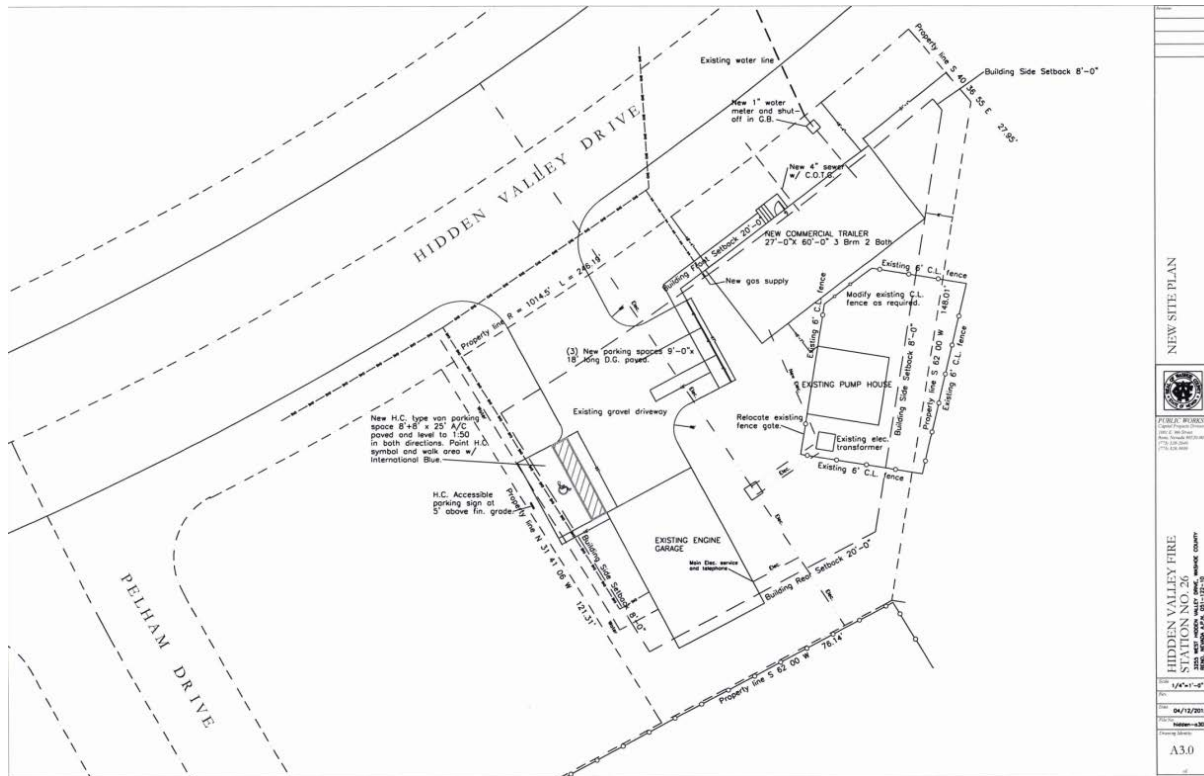
The purpose of a Variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Variance, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "*Operational Conditions.*" These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Variance Case No. VA12-002 are attached to this staff report and will be included with the Action Order.



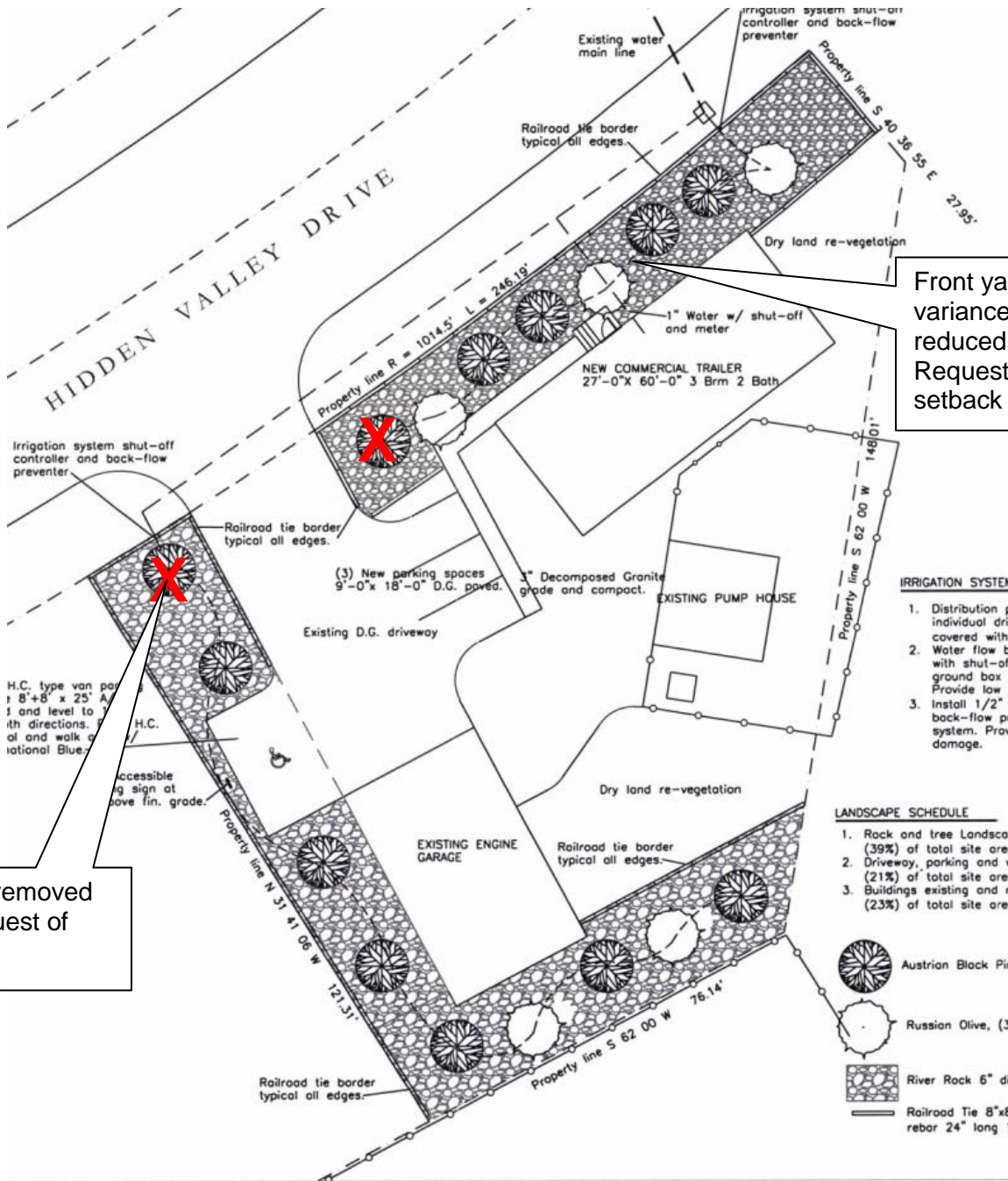
Vicinity Map



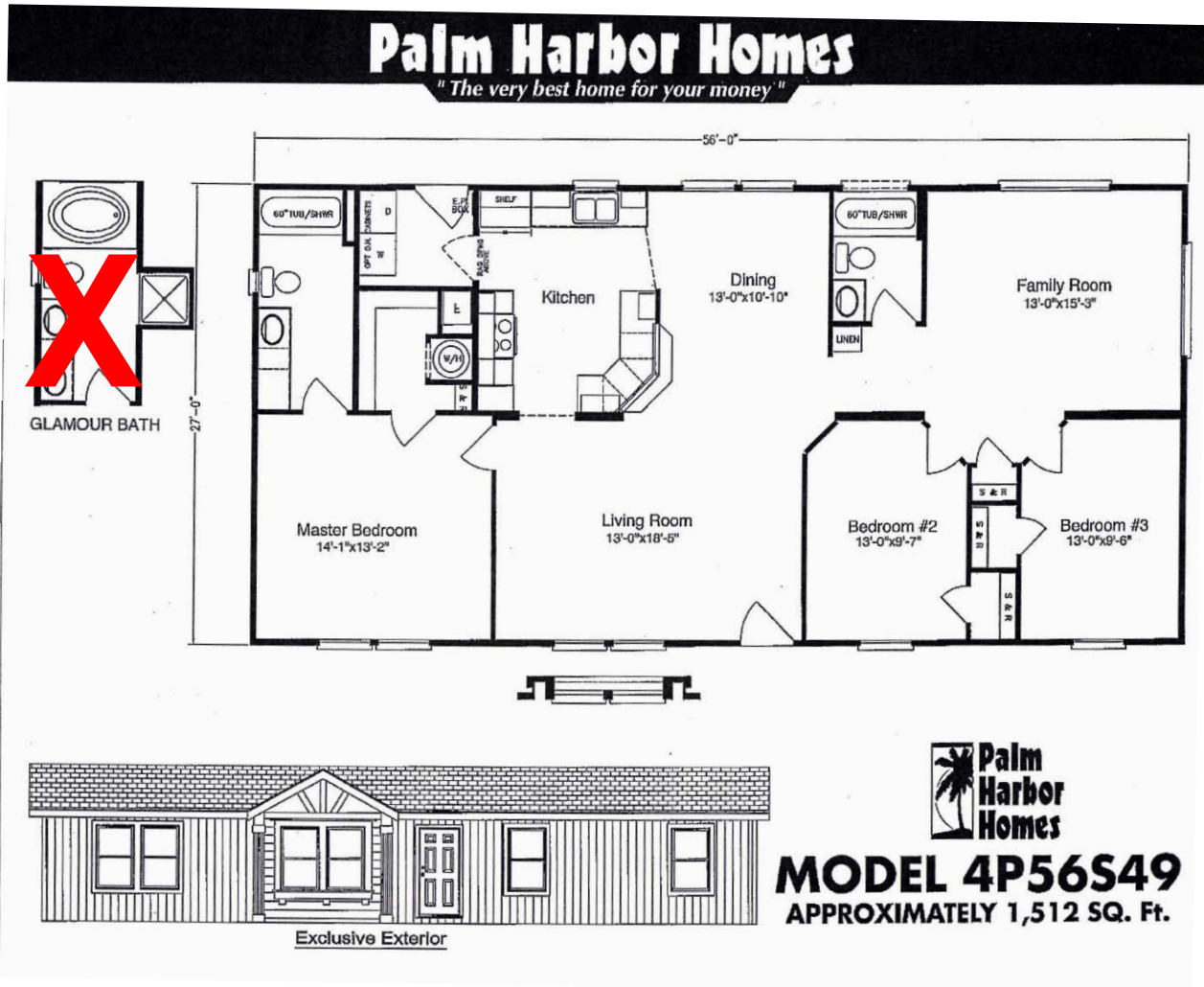
Site Plan



Existing conditions



Landscaping Plan



Floor Plan and Elevation

Background

As of July 1, 2012, Reno Fire Station #6 will no longer provide initial emergency response to the unincorporated areas of Hidden Valley. The Truckee Meadows Fire Protection District (TMFPD) will take over emergency and fire response to residents in the County. In order to reduce response time to the Hidden Valley area TMFPD is proposing to convert a volunteer station into a fully staffed professional station by installing a manufactured home to house three full time fire fighters. Because TMFPD is proposing to increase the size and intensity of use of the existing facility, a special use permit is required.

The requested expansion is proposed to be a temporary solution to the current situation, caused by the cancelation of the fire service agreement between Reno and the County. The TMFPD long term plan is to regionalize the fire service, but until that plan is completed and other services are made available, the TMFPD plans to fill the gap by installing housing at the Hidden

Valley Volunteer station. TMFPD's proposal is to use this location for two to four years, and then remove the manufactured home.

Project Evaluation

The lot is 0.326-acres (14,200 square feet) in size, and oddly shaped. The Rosewood Golf Course pump house and the transformer that supplies power to the pump are located on the fire services property. In addition, the property is in a floodplain. Because of all these reasons this location is not being proposed to be a permanent fire station. The proposed expansion of the existing safety service facility from a volunteer fire station to a professional fire station is intended to be temporary in order to provide faster response time to the Hidden Valley community than could be provided by the existing TMFPD stations. The site is suitable for use as a small fire station in that it can serve the Hidden Valley community until another solution can be made ready to take over fire service to this area.

The property is located near the intersection of Hidden Valley Drive and Pelham Drive. There is a vacant lot to the northeast and southwest. The property backs onto a small lake which is part of the Rosewood Lakes Golf Course.

Manufactured homes, six years old or newer, are treated as the same use as a site built home under County regulations. A manufactured home is proposed because it can be installed quickly and can be removed once a replacement station becomes available. While this is intended to be a temporary use, all the factors, cost, location, funding and development needs of a regional fire service plan has not been determined yet. Because even the best laid plans can be waylaid staff is recommending that the Special Use Permit be conditioned as being approved for four years. After four years, if the use has not ceased and the manufactured home has not been removed, the project shall come back to the Board of Adjustment for review. The review would include the possibility of new or modified conditions, requiring additional site improvements, an extension of time to continue the use or possibly revoking the Special Use Permit.

Because this is intended to be a temporary use, the applicant has requested to waive the requirement to pave all the parking and the requirement for live ground covering. The landscaping plan does provide more trees than are required, but no grass or other ground covering plants. The CAB asked that the parking be paved, and Fire Services agreed to do so.

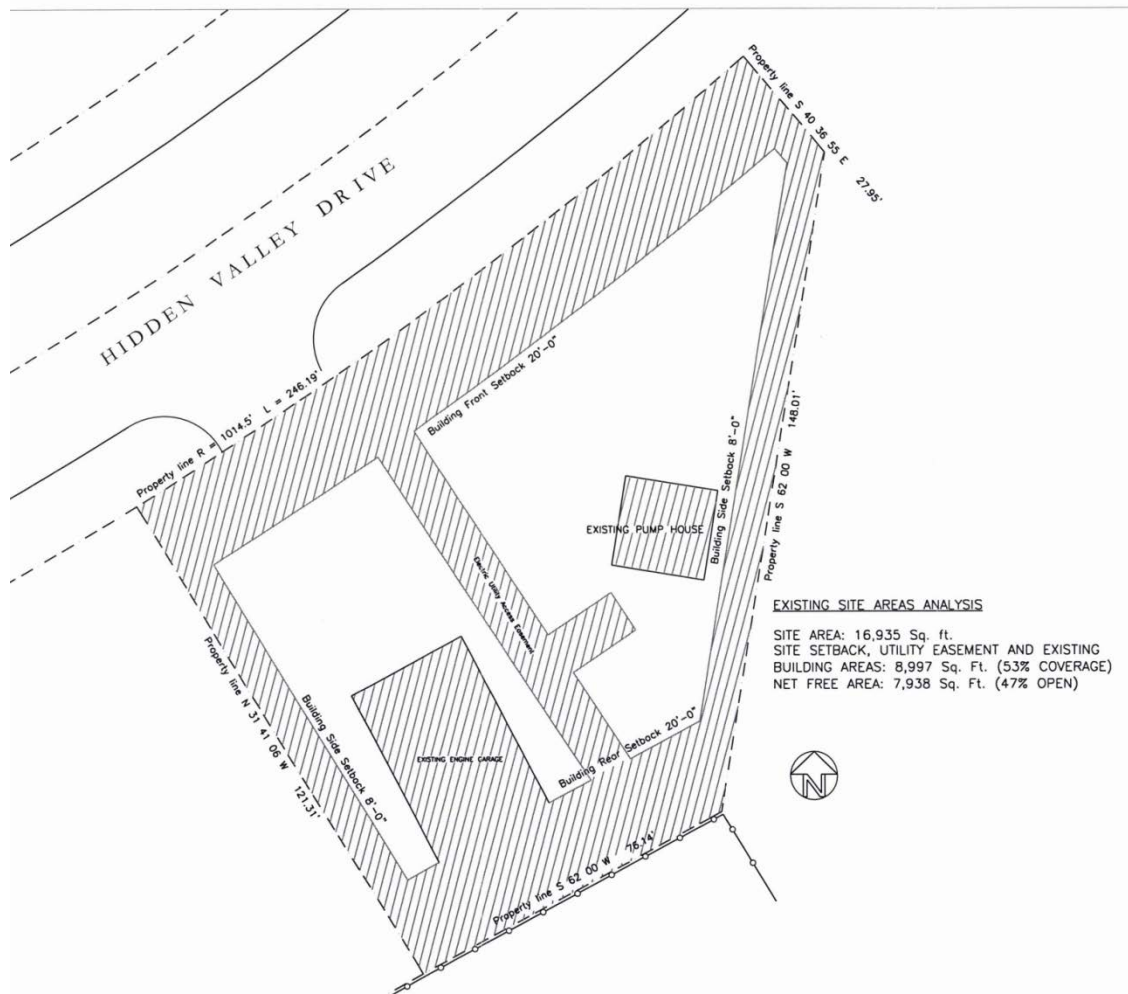
A request was also made to let the citizens know what the policy is for the use of sirens and lights at the station, and coming and going. Kurt Latipow, Washoe County Fire Services Coordinator, stated that normally sirens and lights would not be needed when leaving the station, but for safety purposes the fire crews need to have discretion as to when to use them. Mr. Latipow stated that he will request that the Fire Marshall let the community know what the policy will be.

Hardship

The site of the existing fire truck garage is small and odd shaped and has several encumbrances placed on the property. In addition to the standard 20-foot front and rear yard setbacks and 8-foot side yard setbacks, there is an existing fire engine garage, the pump house for the Rosewood Lakes Golf course with an easement for access around the structure and a

utility easement the runs through the middle of the property. All these encumbrances limit the areas that can be built upon, and make it difficult to site a structure.

Since access to the fire truck garage and the utility easement must be maintained, and the pump house can't be moved, the only option is to encroach into the front yard setback in order to install a manufactured home on the lot. Washoe County has contacted Rosewood Lakes maintenance staff and was able to negotiate with them to encroach further on to the pump house easement than first anticipated. While access all around the pump house needs to be maintained, the County is now able to site the manufactured home closer to the pump house, requiring only a 2-foot reduction of the front yard setback, rather the a five-foot reduction that was requested in the application.



Areas encumbered by setbacks, easements and existing structures.

Southeast Truckee Meadows Citizen Advisory Board (SETMCAB)

The proposed project was presented by the Kurt Latipow, Dave Solaro and Eva Krause at the regularly scheduled Citizen Advisory Board meeting on May 16, 2012. A memorandum from the CAB can be found in Exhibit. The following items were discussed at the meeting.

- Replace Russian Olive trees with another species (replaced with flowering pear)
- Pave parking area
- Remove trees on corners of the driveway, increase line of sight
- Approve 18' front yard setback
- Policy for when lights and sirens are used
- Maintenance of facility and responsibility
 - Major repairs/maintenance (paving, structural repairs) WC facilities management
 - Daily maintenance, (tree trimming, trash removal) fire station staff
 - Routine facility maintenance (painting, irrigation) contracted out by TMFPD
- Paint doors on existing garage to match each other

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Development
- Washoe County Department of Public Works, Engineering Division
- Washoe County Department of Water Resources
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Division
- Regional Transportation Commission
- City of Reno

Three out of the ten above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order

- Washoe County Community Development addressed the proposed modified landscaping and the need to review and reapprove the project if not removed within four years.
Contact Eva Krause, 775.328.3796, ekrause@washoecounty.us
- Washoe County Engineering Division addressed the need to address flooding conditions and for the submission of construction documents.
Contact Leo Vesely, 775.325.8032, lvesely@washoecounty.us
- Regional Transportation Commission stated there appears to be no regional transportation issues.
Contact Patrice Echola, 775.335.1904

Recommendation for Special Use Permit

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Special Use Permit Case No. SB12-007 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion for Special Use

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case No. SB12-007 for Truckee Meadows Fire Protection District, having made all five findings in accordance with Washoe County Development Code Section 110.810.30:

1. **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan;
2. **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. **Site Suitability.** That the site is physically suitable for the existing fire truck garage with the addition of temporary living quarters, and for the intensity of such a development;
4. **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation; and

Recommendation for Variance

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Variance Case No. VA12-002 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion for Variance

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Variance Case No. VA12-002 reducing the front yard setback from 20-feet to 18-feet for Truckee Meadows Fire Protection District, having made all five findings in accordance with Washoe County Development Code Section 110.804.25

1. **Special Circumstances.** Because of the special circumstances applicable to the property, including exceptional shape of the specific piece of

property and exceptional situation created by the existing easements, the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;
5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant/Developer: Washoe County Community Services Department, Public Works, Gerry Bayfield

Property Owner: Truckee Meadows Fire Protection District, Fire Marshal Moore

Staff Report xc: Kurt Latipow, Fire Service Coordinator; Dave Solaro, Acting Public Works Director

Action Order xc:

EXHIBIT A



Conditions of Approval

Special Use Permit Case No. SB12-007 and
Variance Case No: VA12-002 Hidden Valley Fire Station

The project approved under Special Use Permit Case No: SB12-007 and Variance Case No: VA12-002 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on June 7, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit and Variance shall be met or financial assurance must be provided to satisfy the Conditions of Approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the Conditions of Approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the Conditions of Approval related to this Special Use and Variance Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Eva Krause, 775.328.3796, ekrause@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use and variance permit. The Department of Community Development shall determine compliance with this condition.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. All landscaping shall be maintained in accordance with the provisions found in Section 110.412.75, Maintenance. A three-year maintenance plan shall be submitted by a licensed landscape architect registered in the State of Nevada to the Department of Community Development, prior to a Certificate of Occupancy. The plan shall be wet-stamped
- f. This special use permit shall remain in effect until July 1, 2016, or if it is revoked or is inactive for one year. The applicant may apply to extend the special use permit prior to July 1, 2016. If the Special Use permit is not re-approved, then the Variance shall be revoked and the Manufactured home shall be removed.
- g. The following **Operational Conditions** shall be required for the life of the project/business/development:
 1. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
 2. The Fire Marshall shall develop a policy for the use of sirens and lights at the fire station and as truck leave the station. The policy shall be presented to the Hidden Valley CAB and be available for review by the Community.
 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Washoe County Department of Public Works

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, 775.325.8032

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The property is in a FEMA designated flood plain, Zone AE with a flood elevation of 4395.0' per Panel No. 3251G. The proposed commercial coach shall be elevated in accordance with Washoe County Code 416. Building permits for structures shall be in conformance with the Washoe County Code, Article 416.

*** End of Conditions ***

EXHIBIT B

SOUTHEAST TRUCKEE MEADOWS CITIZEN ADVISORY BOARD



MEMORANDUM

TO: Eva Krause, Staff Representative
FROM: Allayne Donnelly-Everett, Recording Secretary
DATE: May 24, 2012
SUBJECT: Special Use Permit SB 12-007 and Variance VA 12-002 Hidden Valley Fire Station

The following is a portion of the draft minutes of the regular meeting of the Southeast Truckee Meadows Citizen Advisory Board held May 16, 2012.

Special Use Permit Case No. SB12-007 – Hidden Valley Fire Station – Eva Krause, Staff Representative presented the request to install a manufactured home (built to commercial coach standards) to be used as living quarters for professional firefighters. Ms. Krause provided copies of the proposal to install the temporary structure for two to four years. Kurt Latipow, Fire Services Coordinator Washoe County stated that there is an effort to develop a regional fire service and discussed some steps to reach that goal. Mr. Latipow reviewed the intent to accommodate the new vehicles as well as crew's quarters. Plans include upgrading and renovation of the apparatus bay and to accommodate a new multiuse vehicle. Dave Salero, Washoe County Community Services provided an artist rendering of the proposed structure. Mr. Salero stated that the structure is covered under the current zoning code and the effort is to blend with the neighborhood.

MOTION: Tom Judy moved to recommend approval of SB12-007 as presented. Peter Kaiser seconded the motion. The motion carried unanimously.

Comments and Concerns

- In response to questions raised, Ms. Krause stated that under code, the structure is mobile, trailer or manufactured.
- Mr. Salero stated that this structure will have tie downs, but since it is temporary use, it will not be on permanent foundation. Mr. Salero stated that the structure will not move or shift.
- Mr. Salero identified the location of parking spaces off of the existing driveway. There is a handicapped space as well. The front yard set-back request is eighteen feet and the furthest parking space is approximately twenty feet from the proposed structure.
- In response to questions raised, Ms. Krause stated that the set-back minimum would never be less than fifteen feet and it can be increased if necessary. Mr. Salero stated that the set-back is set so it does not encroach on the maintenance easement of the golf course.
- Mr. Salero stated that the number of parking spaces is in compliance with code. They are providing four spaces which includes the handicapped space. The application is for four years. It would require a special use permit to extend the time.
- Tom Judy stated that residents want the operating fire station, however, there are concerns regarding the type of structure that is being proposed. Mr. Latipow stated that they are proposing to expand the station with an allowable structure.
- In response to questions raised by Mr. Judy, Ms. Krause stated that the proposed treed landscape meets the size standards.
- Mr. Judy stated concern that some landscape could block the view for ingress and egress onto the street. Mr. Latipow stated that after review of the proposed application that he does not see a problem. Mr. Latipow stated that the drivers would back into the station and there would be a backer to help the driver.
- Mr. Latipow stated that the crew's quarter's is designed for three with a potential for one more sleeper. Minimum staffing is no less than two.
- Mr. Latipow stated that this building is scheduled for re-roofing this year.
- Carol Billau stated that the artist's conception shows grass landscape and she would like a picture that depicts what the site is supposed to look like. Ms. Billau stated concern that all of the parking spaces should be paved. Not just the handicapped space. Ms. Krause stated that Washoe County defers to the state since the State of Nevada does the inspections.

- In response to concerns raised, Mr. Latipow stated that they would be drafting standard for when sirens would be turned on when responding to emergency calls for service. Mr. Latipow stated that the warning devices must be utilized in order to comply with safety standards in the operational policy.
- Ms. Billau asked of there would be paved sidewalks from the quarters to the fire station. Mr. Salero stated that the plans do show a walking path for the fire fighters. One part of the path is decomposed granite and the materials for the other portion of the path has not been addressed at this time.
- Roger Jewett added that being a resident of Hidden Valley, he hears sirens when he is outside and the Fire Department should decide on the policies for turning on sirens.
- Marge Frandsen stated concern regarding landscaping that is not compatible with a fire safe community. Ms. Krause stated that the landscape is being designed for temporary use. Should the structure remain for a longer time, the landscape materials would be re-considered. Mr. Latipow stated that pine trees are not necessarily the problem. The trees need to be limbed up and properly maintained. Truckee Meadows Fire Protection District has skilled fire fighters that also skilled in maintaining pine trees.
- Mr. Jewett stated that he purposely planted Russian Olive trees because they have stickers and provide a barrier to access.
- Ms. Billau stated that they would prefer that Russian Olives not be used for landscape.
- Cheryl Cigno asked for clarification on the property line from the edge of the pavement. Mr. Salero stated that the side yard setback property line is thirty one feet, eight inches.
- Ms. Frandsen asked that both doors be painted the same color. Mr. Latipow stated that they plan to rehabilitate the structure. The intent is to match as close as possible the match the colors of the crews quarters.
- In response to questions raised, Mr. Latipow stated that the crew would maintain the property and large maintenance projects would be handled by a contractor. The stations are evaluated once each year.
- Mr. Judy stated support for the proposed project and urged the district to be neighborhood friendly.
- Mr. Latipow stated that this will be a community based fire service and the fire services has a regular maintenance program.
- Concerns were raised that a modular structure would negatively impact property values in the neighborhood. Ms. Krause stated that by law, modular or mobile dwelling structures are allowed.
- Ms. Frandsen stated that the Hidden Valley Modifiers restrict the development of mobile home parks.
- Mr. Salero stated that there is the possibility of considering the adjacent property at a future time.
- In response to questions raised, Mr. Salero stated that the plan is to have the station operational July 1, 2012. The fire service does have a secondary back up plan should on be necessary.

AND

Variance Case No. VA12-002 – Eva Krause, Staff Representative presented the request to reduce the front yard setback from 20 feet to 15 feet to allow for the placement of the manufactured home as authorized in Article 302, Allowed Uses, 810, Special Use Permits 410 Building Placement Standards and 804 Variances within Section 22, T19N, R20E, MDM, on property located at 3255 Hidden Valley Drive approximately 100 feet west of the intersection of Hidden Valley Drive and Pelham Drive. The 0.326 acre parcel APN 051-122-10, Medium Density Suburban (MDS) The proposed project is within the Southeast Truckee Meadows Area Plan and Commissioner District #2, David Humke, Commissioner. Eva M. Krause, AICP, Planner. 775-328-3796, ekrause@washoecounty.us

MOTION: Tom Judy moved to recommend approval of VA12-002 as presented with the change for the set-back to will be from twenty feet to eighteen feet. Jim Giambruno seconded the motion. The motion carried unanimously.

Comments and Concerns

- Roger Jewett asked that the station be neighbor friendly and take the comments and concerns into consideration.
- Marge Frandsen asked for confirmation that the application would be heard by the Board of Adjustment on June 7, 2012.

c: David Humke, Commissioner
 Kitty Jung, Commissioner
 Roger Jewett, Chair.
 Bob Webb, Planning Manager
 Sarah Tone, County Liaison
 Andrea Tavener, CAB Program Assistant

EXHIBIT C



WASHOE COUNTY

Department of Public Works

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: May 10, 2012
TO: Eva Krause, Department of Community Development
FROM: Leo R. Vesely, P.E., Engineering Division
SUBJECT: **SB12-007**
APN 051-122-10
HIDDEN VALLEY FIRE STATION

I have reviewed the referenced special use permit and recommend the following conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. The property is in a FEMA designated flood plain, Zone AE with a flood elevation of 4395.0' per Panel No. 3251G. The proposed commercial coach shall be elevated in accordance with Washoe County Code 416. Building permits for structures shall be in conformance with the Washoe County Code, Article 416.

LRV/lrv

INTEROFFICE MEMORANDUM

DATE: May 10, 2012
TO: Eva Krause, Department of Community Development
FROM: Leo R. Vesely, P.E., Engineering Division
SUBJECT: **VA12-002**
APN 051-122-10
HIDDEN VALLEY FIRE STATION

I have reviewed the referenced variance and have no comments or concerns.

LRV/lrv



April 26, 2012

FR: Chrono/PL 183-12

Washoe County Community Development
P.O. Box 11130
Reno, NV 89520-0027

**RE: SB12-005 CARLSON DRESSAGE STUDIO
SB12-006 AMY RANCH STABLES
SB12-007 HIDDEN VALLEY FIRE STATION
VA12-002 HIDDEN VALLEY FIRE STATION**

Thank you for the opportunity to comment on the above applications, however, at this time we have no comments since there appears to be no regional transportation issues. If you have any specific questions please call me direct at 335.1904.

Sincerely,

Patrice Echola
Land Use/Transportation Planner

PE/jm

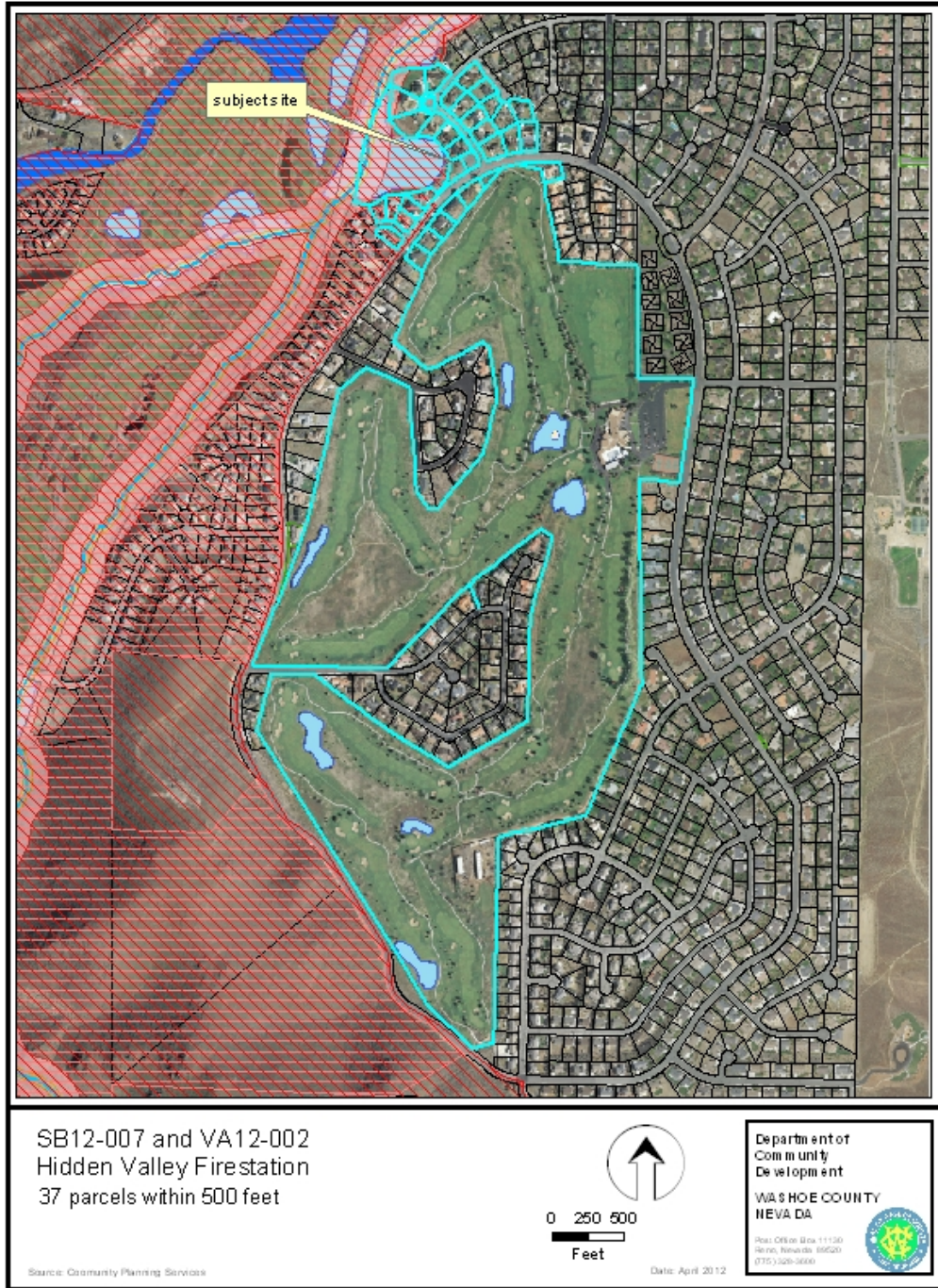
Copies to: Bill Whitney, Washoe County Community Development
Marchon Miller, Regional Transportation Commission
Christina Leach, Regional Transportation Commission

/Washoe no comments 04-26-12

Exhibit E

Public Notice

A public notification of Administrative Permit Case NoSB12-007 and VA12-002 Hidden Valley Fire Station was mailed to at least 30 separate property owners within a minimum 500-foot radius of the subject property.



NOTICING MAP

Staff Assigned Case No.: SB12-007 * VA12-002

Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only): Hidden Valley Fire Station #26 Firefighters Living Quaters			
Project Description: Installation of a commercial coach that will serve as living quarters for full-time firefighters.			
Project Address: 3255 Hidden Valley Drive, Reno, NV			
Project Area (acres or square feet): .326 Acres			
Location Information			
Project Location (with point of reference to major cross streets AND area locator): ±100 feet west of the intersection of Hidden Valley Drive and Pelham Drive.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
051-122-10	.326		
Section(s)/Township/Range: Section 22, Township 19N Range 20E, MDM			
Indicate any previous Washoe County approvals associated with this application: Case Number(s):			
Applicant Information			
Property Owner:		Professional Consultant:	
Name: Truckee Meadows Fire Protection District		Name:	
Address: 1001 E. 9th Street, Reno, NV		Address:	
Zip: 89512		Zip:	
Phone: 775.846.4445	Fax:	Phone:	Fax:
Email: klatipow@washoecounty.us		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Kurt Latipow		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Washoe County Community Services Department, Public Works		Name:	
Address: 1001 E. 9th Street, Reno, NV		Address:	
Zip: 89512		Zip:	
Phone: 775.328.6150 Fax: 775.328.3699		Phone: Fax:	
Email: gbayfield@washoecounty.us		Email:	
Cell: 775.813.4258	Other:	Cell:	Other:
Contact Person: Gerry Bayfield		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

Special Use Permit Application Supplemental Information

1. What is the type of project being requested?

The applicant, Truckee Meadows Fire Protection District, is requesting an expansion of the existing fire station Safety Services Use Type, by means of the addition of a commercial coach (manufactured home) to house staff for that fire station. The fire station is currently a volunteer station and is not staffed on a regular basis. The requested expansion is temporary in nature and the applicant is proposing a self-imposed limit to a maximum of 4 years before the commercial coach (manufactured home) must be removed or the entire development is brought into conformance with all applicable provisions of the Development Code.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

There is an existing volunteer fire station on the subject site. The facility is an existing non-conforming use as it does not meet current landscaping, lighting, paving, parking and signage standards, as now required by the Development Code. As indicated on the plans provided with this application, in addition to the temporary installation of a commercial coach (manufactured home), trees and landscaping, additional parking and other enhancements will be installed, to improve the overall character of the development.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

The installation and of a 1512 square foot 3 bedroom 2 bathroom modular commercial coach, with all facilities to house 3 full time Truckee Meadows Fire Fighters.

The construction of 4 parking spaces, 3 Fire Fighter and 1 ADA space.

The installation of all utility services electrical, gas, sewer and water.

All landscaping requirements per Community Development Code.

All signage requirements and lighting standards as required by Community Development Code.

Construction will take approximately 4 weeks for all improvements.

4. What is the intended phasing schedule for the construction and completion of the project?

Site work would begin June 4th 2012 and all phases of construction and improvements would be complete no later than July 9th 2012.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The current site has all public and private utilities and infrastructure to accommodate the modular commercial coach. An existing 1200 square Truckee Meadows Fire Volunteer Station was constructed on the site in 1977 and will remain as the apparatus bay for the full time station trucks and equipment.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

The project will reduce the response time of emergency fire services to the residents in Hidden Valley. As of July 1st 2012 Reno Fire Station #6 will no longer provide initial emergency response services to the unincorporated area in Hidden Valley. The TMFPD will provide emergency medical and fire responses to residents. The long term plan is to regionalize the fire services in the area; therefore, this is a temporary move to bridge the gap to full regionalization. At the point of regionalization there will no longer be a need to house firefighters at this site.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

The applicant is proposing to install trees along the roadway, trees and buffering between the existing fire station and the adjacent residence, additional parking, to ensure that all lighting is completely down-shielded, to repair and enhance the existing fire station sign, to ensure that the colors of the temporary commercial coach (manufactured home) match the existing fire station, and overall to create a much more complete and finished project than the existing volunteer fire station is at this time.

Further, the applicant will institute an operations plan that limits the use of sirens and flashing lights from the fire apparatus to the minimum amount needed to ensure public safety.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

The applicant will institute an operations plan that limits the use of sirens and flashing lights from the fire apparatus to the minimum amount needed to ensure public safety. The plan shall be acceptable to the County Fire Services Coordinator, and will be placed on file with the Department of Community Development after approval.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

In addition to the paved driveway that serves the existing fire station, the applicant is proposing to construct one paved handicapped-accessible parking space, meeting all Development Code requirements and three additional parking spaces for the firefighters adjacent to the proposed temporary commercial coach (manufactured home). The applicant will seek a Director's Modification of standards to allow the use of compacted road-base material for those parking spaces as the use is temporary in nature.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

As this use is temporary in nature, ground-covering vegetation is not proposed. The applicant will seek a Director's Modification of Standards to allow rock mulch ground cover only, but we have proposed to surround the parcel with a mixture of evergreen and deciduous trees (see landscape plan included with this application).

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

All exterior lighting on the existing fire station and on the temporary commercial coach (manufactured home) will be completely down-shielded such that light is emitted downward only. The existing sign (below) will be repainted in the same colors, but will look nicer when done.



12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

13. Utilities:

a. Sewer Service	Washoe County Municipal
b. Electrical Service	NV Energy
c. Telephone Service	AT&T
d. LPG or Natural Gas Service	Natural Gas, NV Energy
e. Solid Waste Disposal Service	Waste Management
f. Cable Television Service	None
g. Water Service	Washoe County Municipal

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

l. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

--

14. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Protection District Station 2G
b. Health Care Facility	Renown Medical
c. Elementary School	Hidden Valley Elementary School
d. Middle School	Vaughn Middle School
e. High School	Wooster High School
f. Parks	Hidden Valley Regional Park
g. Library	Sierra View Library, 4001 S. Virginia Street
h. Citifare Bus Stop	Route 54, Mira Loma Park

Variance Application Supplemental Information

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

This request is to vary the required front yard setback from 20 feet to 15 feet to allow the placement of a commercial coach (manufactured home) adjacent to the existing volunteer fire station to allow the increase in operation to a full-time fire station to serve the residents of the Hidden Valley area, for a time period not to exceed 4 years.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

This parcel is exceptional in its shape. It is also exceptional in that there are existing easements for a water pump station, as well as utility lines throughout the parcel. Including the required setbacks, 53% of this parcel is encumbered. This parcel is also currently partially developed with a fire station structure and associated driveway, further the encroachment would be temporary in nature, as the commercial coach (manufactured home) will be removed within 4 years of its placement on that site.

Findings necessary for approval of a variance include:

- a. Special Circumstances. Because of the special circumstances applicable to the property, including the unusual triangular shape of the property, and other extraordinary and exceptional situation or condition of the property and/or location of surroundings, including the large amount of the parcel encumbered by easements, existing structures, and the pump station which by necessity must be located in close proximity to the existing pond, the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.
- b. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted, in fact approval of the variance requested will allow the placement of a commercial coach (manufactured home) on the parcel and will facilitate the operation of the fire station as a full time station, which will greatly enhance the public safety in the surrounding area, for a period of not more than 4 years, by which time other permanent arrangements for fire protection will have been made.
- c. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated as single-family dwelling units are allowed in the MDS zone. The establishment of this dwelling will meet all other applicable requirements of the Development Code.

- d. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property, the use as a fire station is established and is being expanded by the establishment of the commercial coach (manufactured home) on the parcel. This request also includes a special use permit to allow the expansion of that existing use. Other improvements such as trees and landscaping to enhance the aesthetic appeal of the commercial coach (manufactured home), dedicated parking areas, down-shielding of all lighting, and improvement of existing signage will be done and will enhance the overall character of the existing development.
- e. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation, as there are no military installations within 300' of the proposed variance.

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

There are very few negative impacts associated with the expansion of the existing fire station use. The current facility is not in compliance with the Development Code in several ways, including a lack of landscaping, paved parking and unshielded lighting. The current proposal is to install landscaping including buffering between the fire station and the existing residential use is proposed as well as additional trees along the street frontage between the commercial coach (manufactured home) and the roadway to help create a visual buffer of the proposed commercial coach (manufactured home). Paved handicapped parking will be provided. Dedicated parking spaces for the firefighters will be constructed, in addition to the enclosed parking which already exists for the fire apparatus. The applicant will seek a Director's Modification of standards for some requirements such as overall landscape percentage, and surfacing for the firefighter parking area.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

Approval of the variance request will result in placement of trees along the street frontage and a commercial coach (manufactured home) being placed between the roadway and the existing unscreened pump station, which will result in an enhanced visual character of that area.

5. What enjoyment or use of your property would you be denied that is common to other properties in your neighborhood?

If the variance request is denied the use of the parcel for a single-family dwelling, the typical use in the area would be denied. This is unique in that there is an existing fire station and this dwelling is an expansion of that use. The use, however, is necessary for, and an enhancement to, the safety of the surrounding single-family dwellings.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

Yes No If yes, please attach a copy.

7. What is your type of water service provided?

Washoe County Water Resources, Domestic only.

8. What is your type of sewer service provided?

Washoe County Water Resources.



Public Works Department

**Washoe County Planning Department
1001 E. Ninth Street
Reno, NV 89520**

David M. Solaro Architect, P.E.
Director

Gordon W. Northan, Architect
AIA, NCARB LEED AP
Project Manager

Gerry Bayfield
Special Projects Inspector

Brett Stenhardt
Project Manager

April 17, 2012

**Re; Truckee Meadows Fire Protection District Hidden Valley Fire Station No. 26
Firefighters Living Quarters.**

Att'n: Ms. Eva Krause, Planner

Dear Ms. Krause:

Please find attached our Special Use Permit and setback variance application for proposed living quarters in a manufactured home on the existing fire station number 26 property on Hidden Valley Drive in Hidden Valley. In addition to the information contained in the application we will submit a property title report as soon as it is available. It is expected to be submitted on or before the twenty third of this month.

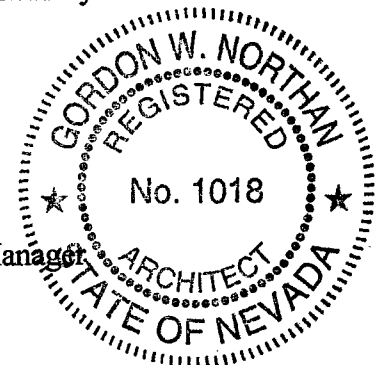
This letter is to certify that the intent of the design of this project is to comply with all applicable provisions of the Washoe County Development Code and/or conditions of approval by your department and does so to the best of my knowledge.

This submittal consists of twenty five sets of documents and one compact disc containing all submittal materials in electronic form.

Please let me know if you have questions or comments. Thank you.

Yours truly,

Gordon W. Northan, Washoe County Public Works Project Manager



Washoe County
1001 East Ninth Street
PO Box 11130
Reno, NV 89520.0027

775.328.2040
Fax 775.328.3699

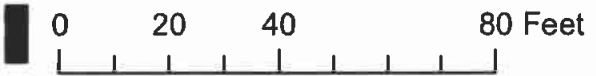


Legend

1 ft Contours

— 1 ft Contours

▭ Parcel Boundary



May 2011 4" pixel orthophoto



AE

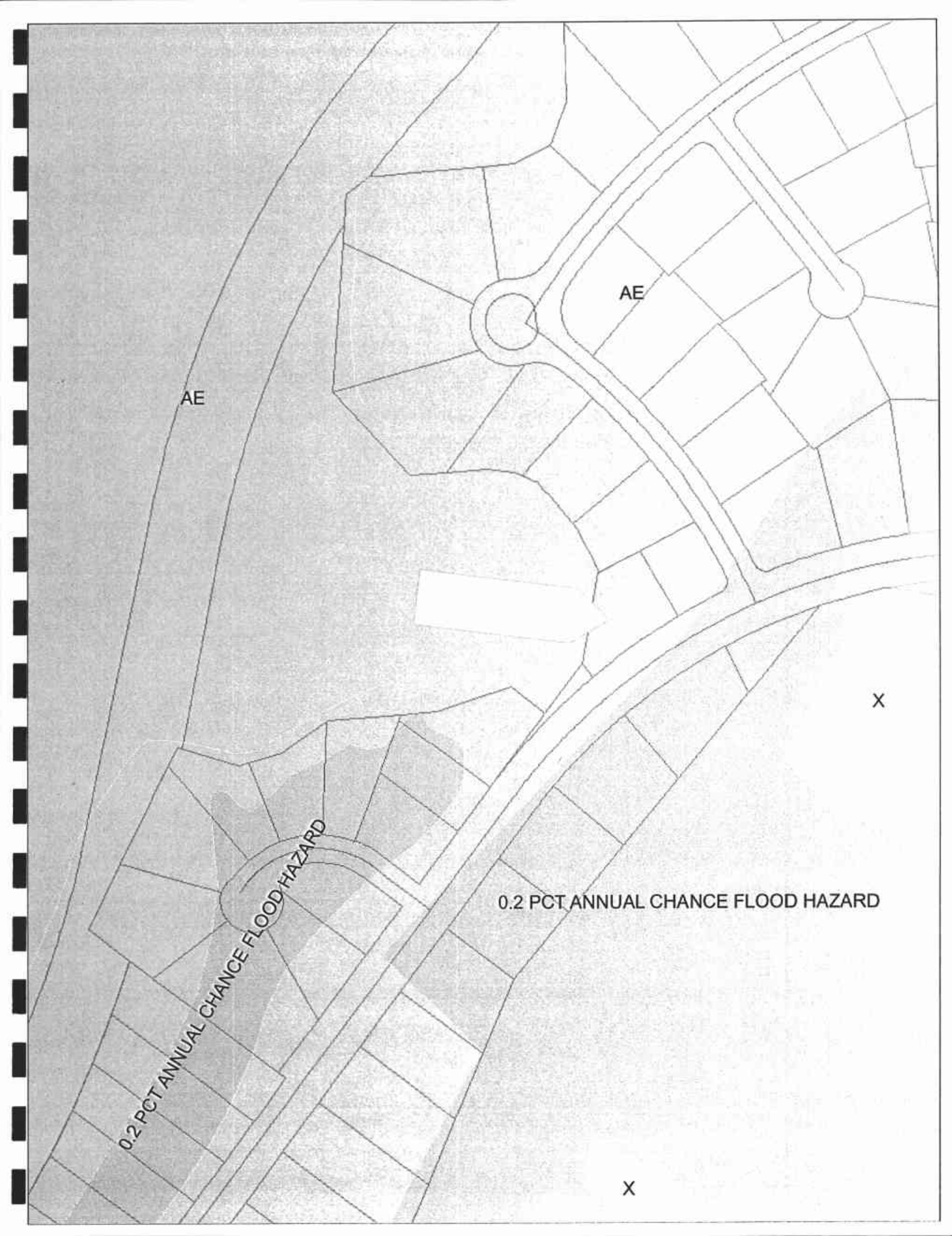
AE

X

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

0.2 PCT ANNUAL CHANCE FLOOD HAZARD

X



Hidden Valley Fire St.



Copyright 2007 Washoe County GIS
 1001 East Ninth St. Reno, Nv 89511

DISCLAIMER : This is a product of the Washoe County GIS Program. The data depicted here have been developed with extensive cooperation from other county departments, as well as other federal, state and local government agencies. Washoe County expressly disclaims responsibility for damages or liability that may arise from the use of this map.

PROPRIETARY INFORMATION: Any resale of this information is prohibited, except in accordance with a licensing agreement.

Palm Harbor Homes

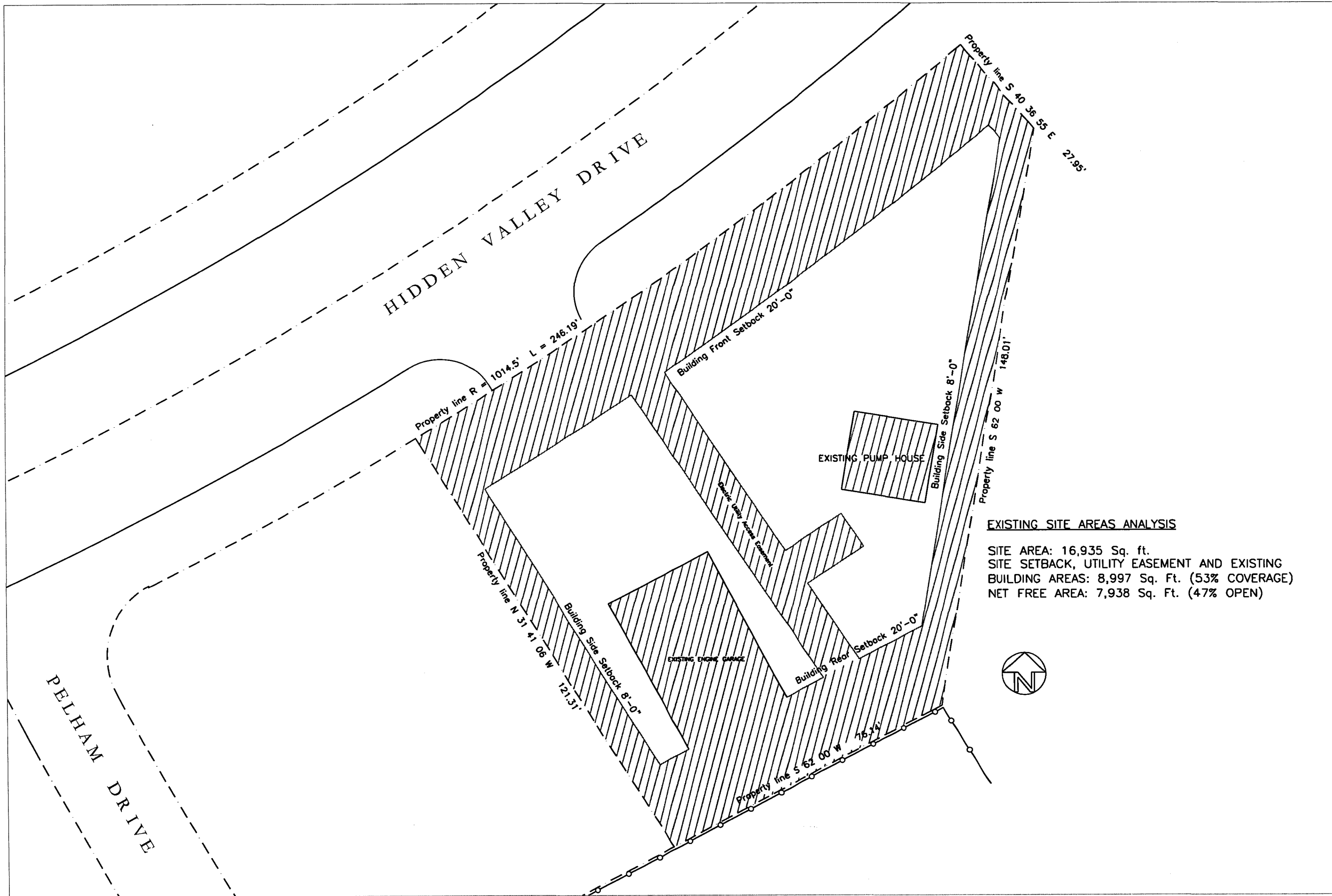
"The very best home for your money"



Exclusive Exterior



MODEL 4P56S49
APPROXIMATELY 1,512 SQ. Ft.

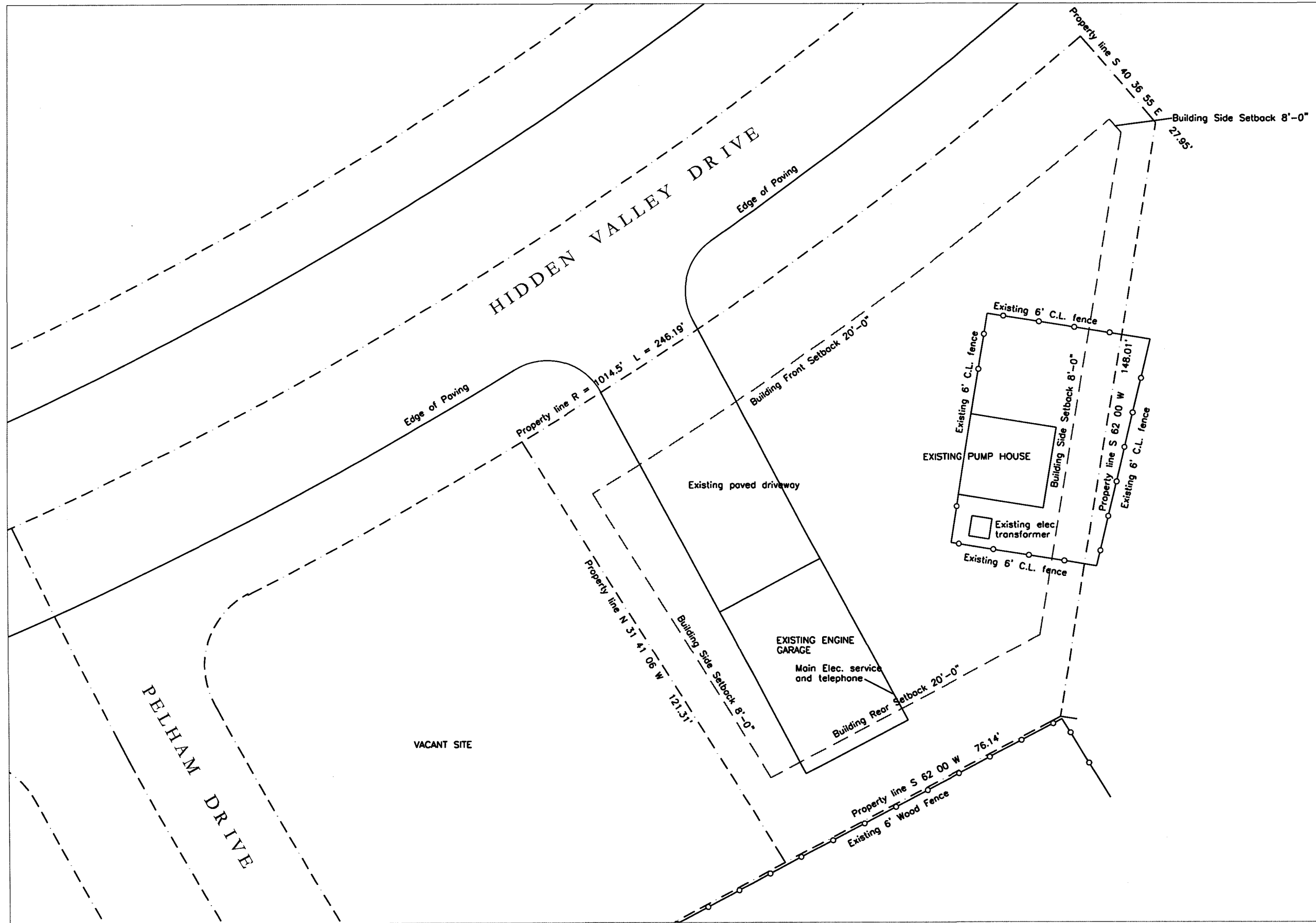


EXISTING SITE AREAS ANALYSIS

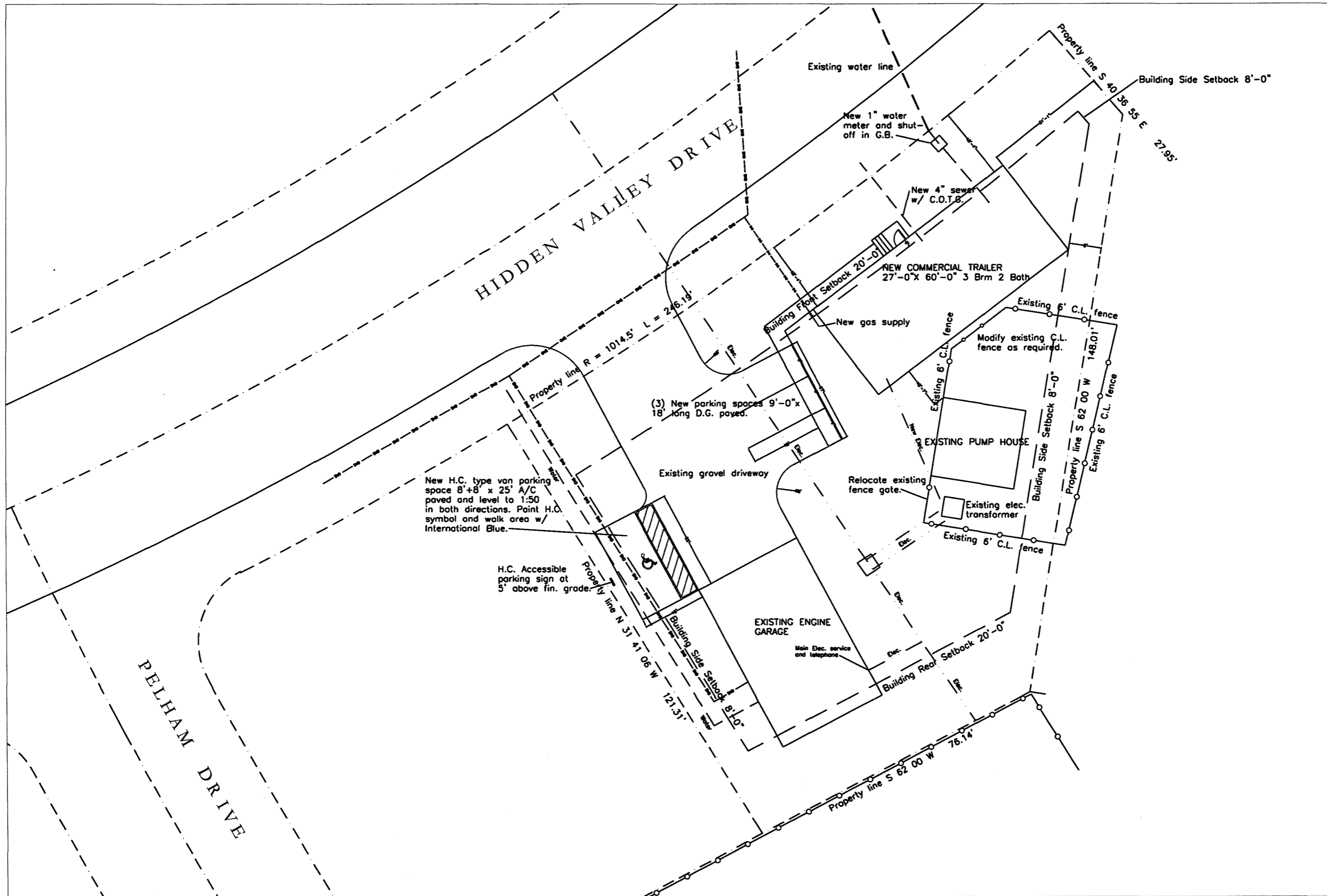
SITE AREA: 16,935 Sq. ft.
 SITE SETBACK, UTILITY EASEMENT AND EXISTING BUILDING AREAS: 8,997 Sq. Ft. (53% COVERAGE)
 NET FREE AREA: 7,938 Sq. Ft. (47% OPEN)




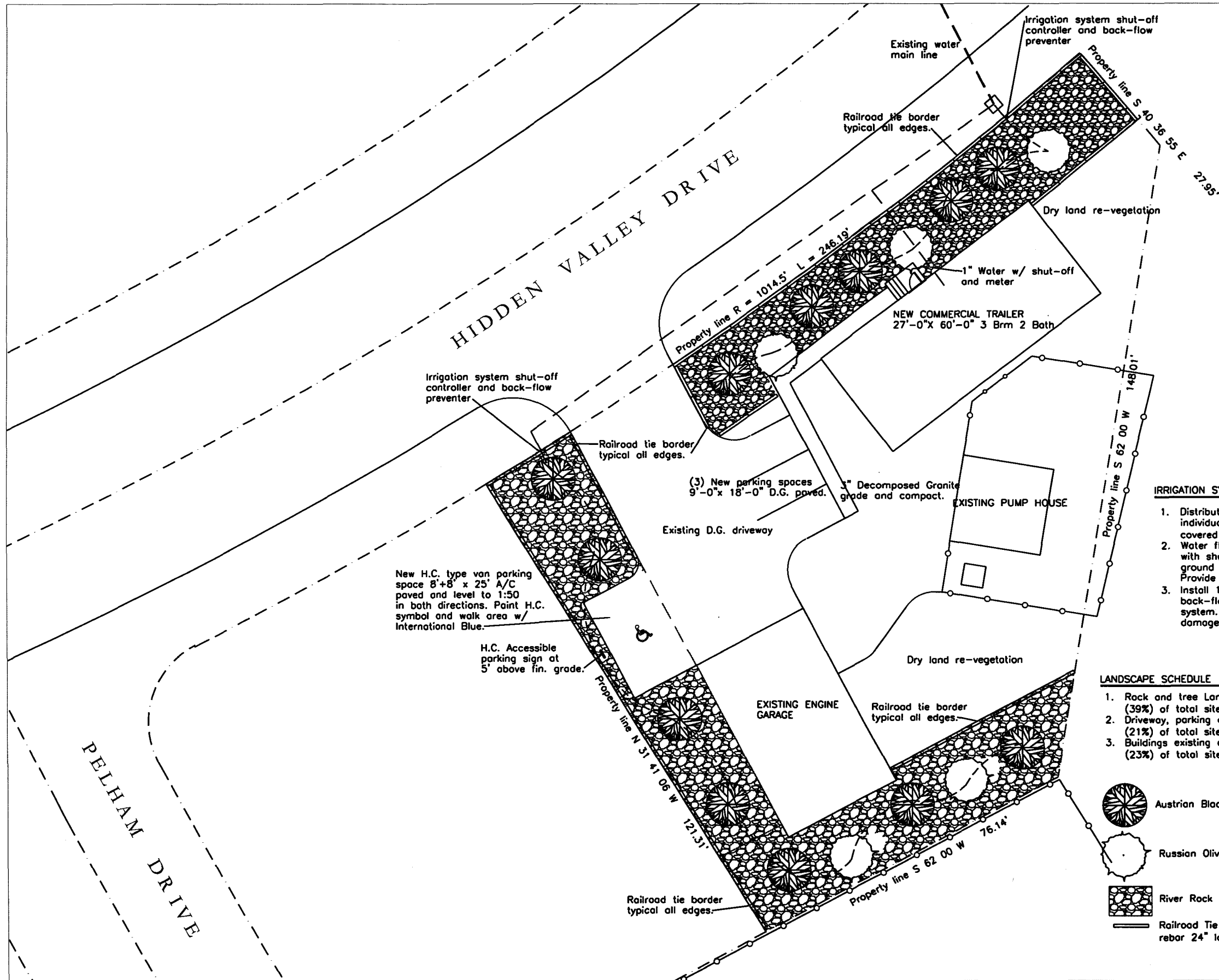
Revision
EXISTING SITE PLAN WITH EASEMENTS & SETBACKS
PUBLIC WORKS Capital Projects Division 1001 E. 9th Street Reno, Nevada 89520-0027 (775) 328-3440 (775) 328-3699
HIDDEN VALLEY FIRE STATION NO. 26 3255 WEST HIDDEN VALLEY DRIVE, WASHOE COUNTY RENO, NEVADA A.P.N. 051-172-10
Scale 1/4" = 1'-0"
Rev.
Date 04/12/2012
File No. hidden-e10
Drawing Identity
A1.0
of



Revision	
EXISTING SITE PLAN	
PUBLIC WORKS Capital Projects Division 1001 E. 9th Street Reno, Nevada 89520-0027 (775) 328-2040 (775) 328-3699	
HIDDEN VALLEY FIRE STATION NO. 26 3255 WEST HIDDEN VALLEY DRIVE, WASHOE COUNTY RENO, NEVADA A.P.N. 051-122-10	
Scale	1/4" = 1'-0"
Rev.	
Date	04/12/2012
File No.	hidden-a20
Drawing Identity	A2.0
	of



Revision	
NEW SITE PLAN	
	
PUBLIC WORKS Capital Projects Division 1001 E. 9th Street Reno, Nevada 89520-0027 (775) 328-2040 (775) 328-3699	
HIDDEN VALLEY FIRE STATION NO. 26 3235 WEST HIDDEN VALLEY DRIVE, WASHOE COUNTY RENO, NEVADA A.P.N. 051-122-10	
Scale	1/4" = 1'-0"
Rev.	
Date	04/12/2012
File No.	hidden-a30
Drawing Identity	A3.0
of	

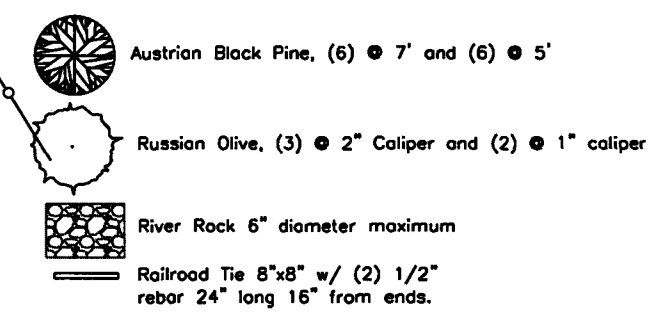


IRRIGATION SYSTEM NOTES:

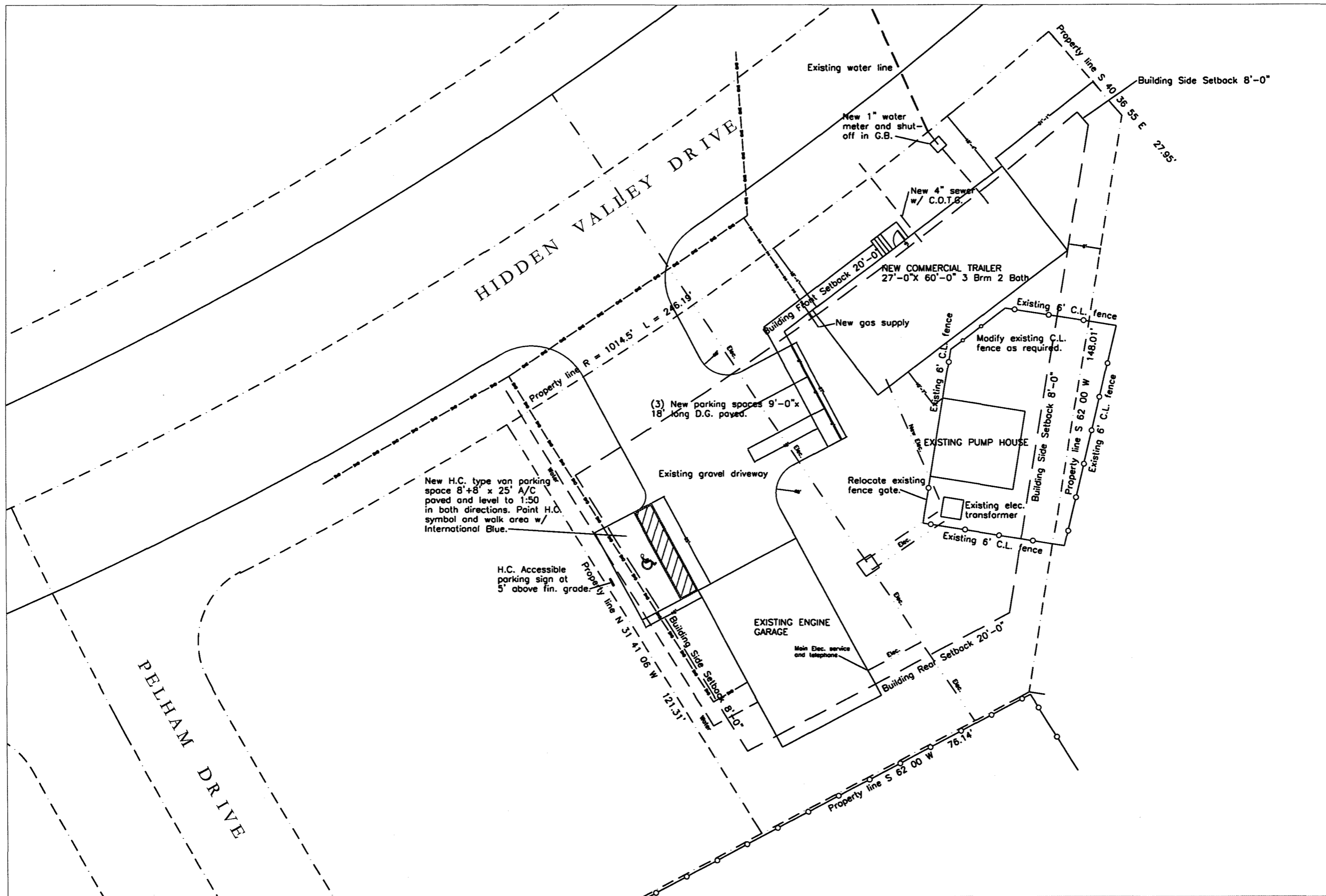
1. Distribution piping via plastic seamless tubing with individual drip emitters at each tree, tubing to be covered with 3" minimum for protection.
2. Water flow by electrically operated valve controller with shut-off valve and time clock feature set in ground box as recommended by manufacturer. Provide low voltage power as required.
3. Install 1/2" (minimum) water supply line with back-flow preventer in raised loops at each system. Provide freeze cover and protection from damage.


LANDSCAPE SCHEDULE

1. Rock and tree Landscape Area: 5,547 Sq. Ft. (39%) of total site area.
2. Driveway, parking and walk Area: 2,937 Sq. Ft. (21%) of total site area.
3. Buildings existing and new Area: 3,300 Sq. Ft. (23%) of total site area.



NEW LANDSCAPE PLAN
 PUBLIC WORKS
 Capital Projects Division
 1001 E. 9th Street
 Reno, Nevada 89520-0027
 (775) 338-2040
 (775) 338-3699
 HIDDEN VALLEY FIRE
 STATION NO. 26
 3255 WEST HIDDEN VALLEY DRIVE, WASHOE COUNTY
 RENO, NEVADA A.P.N. 051-122-10
 Scale 1/4" = 1'-0"
 Rev.
 Date 04/12/2012
 File No. hidden-e40
 Drawing Identity
 A4.0



Revision	
NEW SITE PLAN	
	
PUBLIC WORKS Capital Projects Division 1001 E. 9th Street Reno, Nevada 89520-0027 (775) 328-2040 (775) 328-3699	
HIDDEN VALLEY FIRE STATION NO. 26 3255 WEST HIDDEN VALLEY DRIVE, WASHOE COUNTY RENO, NEVADA A.P.N. 051-122-10	
Scale	1/4"=1'-0"
Rev.	
Date	04/12/2012
File No.	hidden-a30
Drawing Identity	
A3.0	
of	



Administrative Permit Staff Report

Subject: Administrative Permit Case No: AP12-003
Applicant(s): Spenser Scott

Project Summary: To allow the construction of two greenhouse buildings, both of which are larger than the existing dwelling unit.

Recommendation: Approval with Conditions

Prepared by: Roger Pelham, Senior Planner
Washoe County Department of Community Development
Phone: 775.328.3622
E-Mail: rpelham@washoecounty.us

Project Description

Administrative Permit Case No. AP12-003 (Evans Greenhouse Buildings) –To allow the construction of two greenhouse buildings phase 1 of 4,000 square feet and phase 3 of 30,000 square feet, as shown on the attached site plan. Phase 2 and 4, as shown on the site plan are not requested at this time.

- Location: 31850 Cantlon Drive
- Assessor's Parcel No: 084-282-16
- Parcel Size: ±5.94 acres
- Regulatory Zone Medium Density Rural
- Development Code: Authorized in Article:808, Admin Permits
- Commission District: 4 – Commissioner Larkin
- Section/Township/Range: Within Sections 17 & 18 T20N R24E MDM, Washoe County, NV

Staff Report Contents

Project Description 1
Administrative Permit Definition 3
Vicinity Map 4
Site Plan 5
Project Evaluation 6
Site Photos 8
East Truckee Canyon Citizen Advisory Board (ETCCAB) 9
Reviewing Agencies..... 9
Recommendation.....10
Motion.....10
Appeal Process.....11

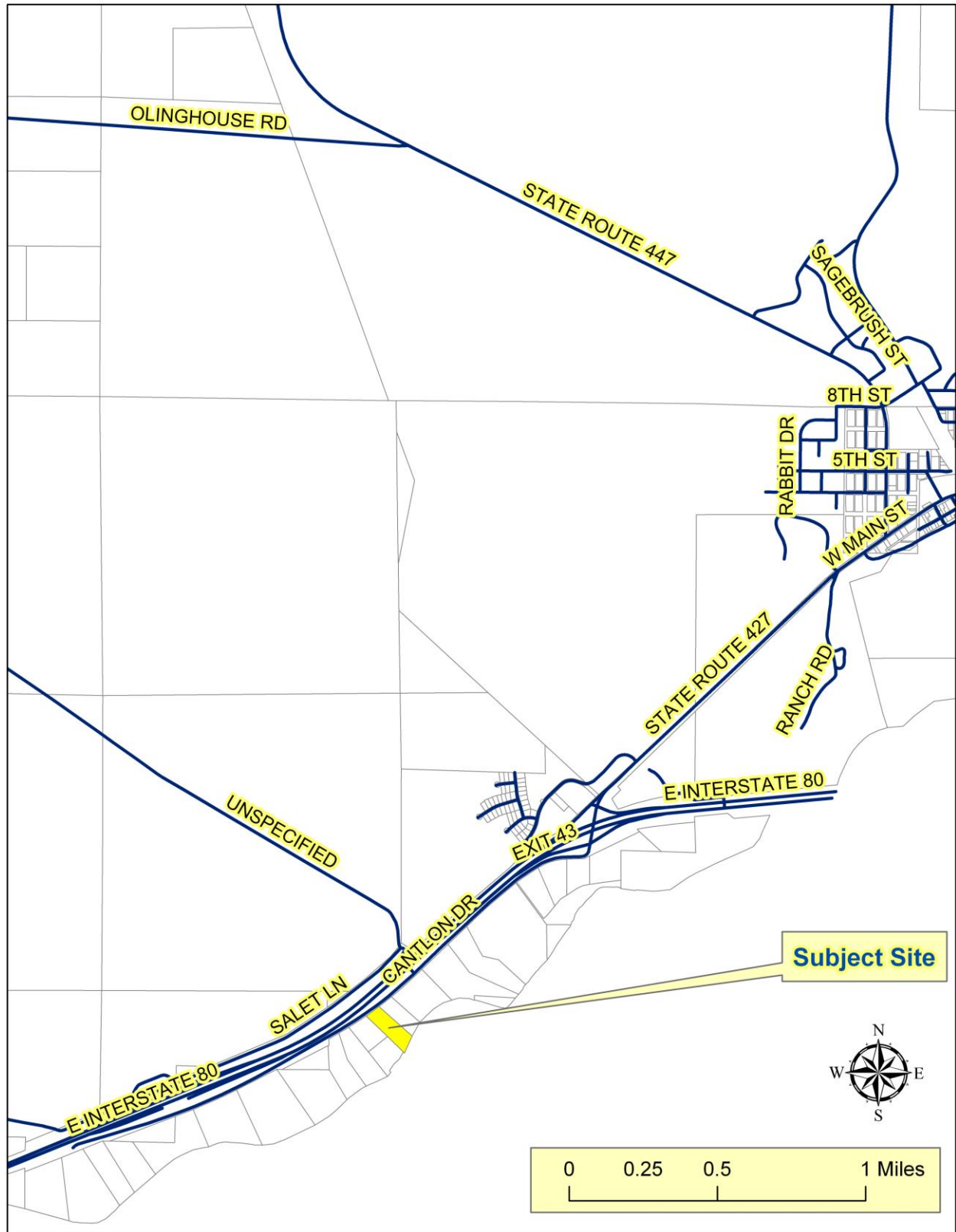
Exhibits Contents

Conditions of Approval Exhibit A
Public Works, Engineering Division Memo Exhibit B
Public Notice Map Exhibit C
Project Application Exhibit D
East Truckee Canyon Citizen Advisory Board Notes..... Exhibit E

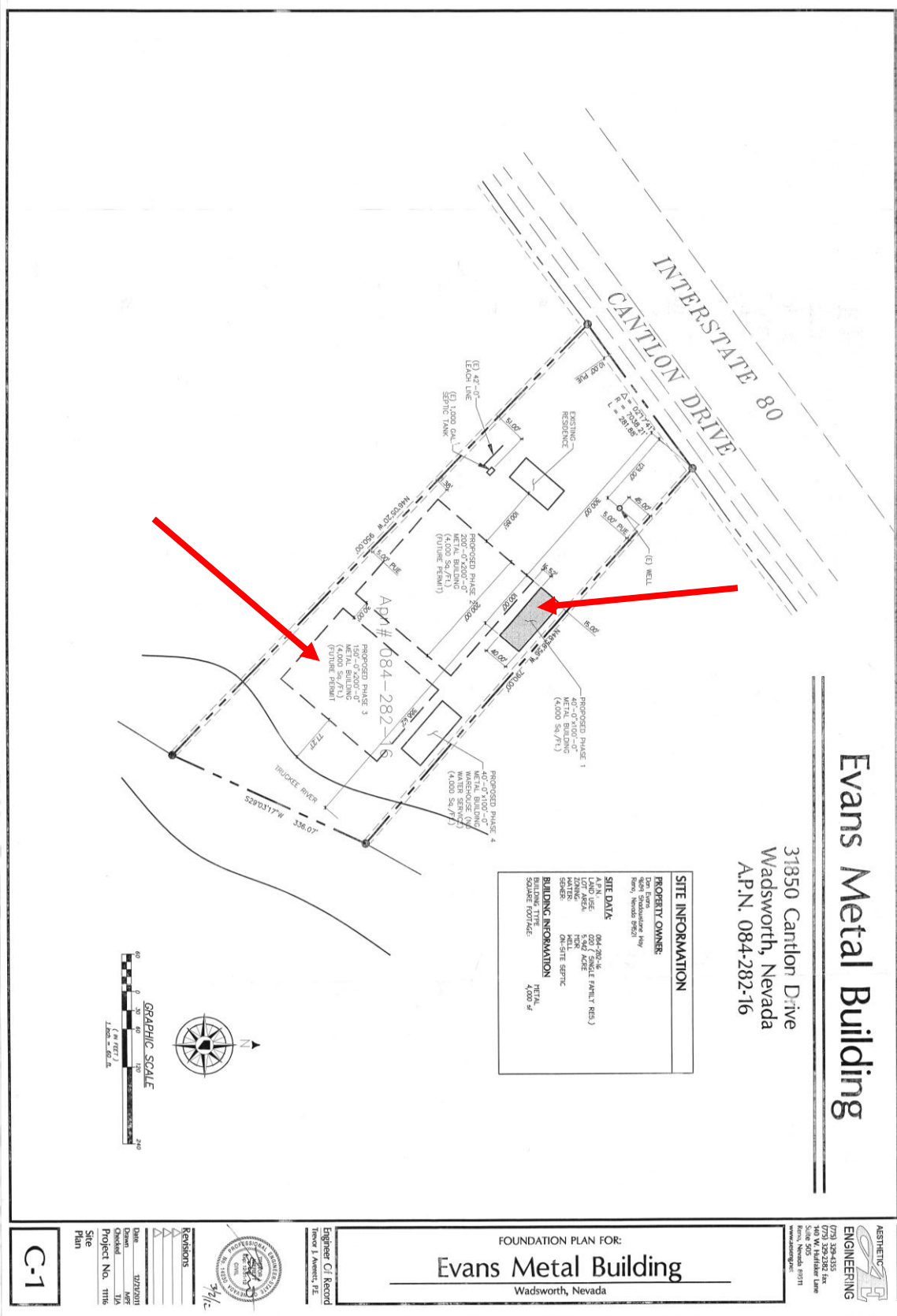
Administrative Permit Definition

The purpose of an Administrative Permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Hearing Examiner or the Board of Adjustment must find that all of the required findings, if applicable, are true.

The Conditions of Approval for Administrative Permit Case No. AP12-003 is attached to this staff report and will be included with the Action Order.



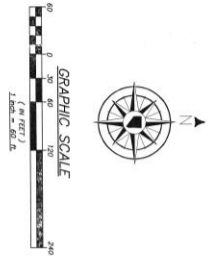
Vicinity Map



Evans Metal Building

31850 Cantlon Drive
Wadsworth, Nevada
A.P.N. 084-282-16

SITE INFORMATION	
PROPERTY OWNER:	Evans Metal Building
APN:	084-282-16
LAND USE:	020 (SINGLE FAMILY RES.)
ZONE:	R1
AREA:	1.00 ACRES
DATE:	08/15/2011
SCALE:	AS SHOWN
BUILDING INFORMATION	
TYPE:	METAL SEPTIC
AREA:	4,000 SF
SCALE:	AS SHOWN



	ENGINEER ENGINEERING 6793 3284-4355 340 W. Hillside Lane Suite 505 Wadsworth, NV 89781 www.aesthetics.com	FOUNDATION PLAN FOR: <h2>Evans Metal Building</h2> Wadsworth, Nevada	ENGINEER OF RECORD Thomas J. Averett, PE 1100 S. 1st Street, Reno, NV	Revisions: 1. 3/1/12 Date: 3/1/12 Drawn: MAF Checked: JDA Project No.: mme Site Plan	C-1
	AESTHETIC ENGINEERING	APN # 084-282-16	APN # 084-282-16	APN # 084-282-16	APN # 084-282-16

Site Plan

Project Evaluation

The applicant is requesting to construct two detached accessory structures, each of which is greater in size than the existing dwelling unit. There are a number of Development Code provisions which are applicable to this request. The first of these is as follows:

Section 110.306.10 Detached Accessory Structures. Detached accessory structures are defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. The following development requirements shall apply to detached accessory structures:

(d) Size. A proposal to establish a detached accessory structure that is larger (i.e. has more square footage or a larger building footprint) than the existing main structure shall require the approval of an Administrative Permit (pursuant to Article 808), to include review of building height and architectural compatibility with surrounding dwellings, prior to the issuance of a building permit. Parcels forty (40) acres in size or larger in the General Rural (GR) and General Rural Agricultural (GRA) Regulatory Zones, and all parcels in the Commercial and Industrial Regulatory Zones, are exempt from this requirement.

Pursuant to the requirement above the applicant has requested this Administrative Permit. The original request was for a total of four structures, in addition to the existing dwelling unit, each of which was proposed to be larger than the existing dwelling unit. The Development Code limits the overall amount of building coverage in most regulatory zones. The applicable provision follows:

Section 110.306.10 Detached Accessory Structures. Detached accessory structures are defined in Article 304, Use Classification System, under Section 110.304.15, Residential Use Types. The following development requirements shall apply to detached accessory structures:

(a) Lot Coverage. The establishment of detached accessory structures shall not exceed the following lot coverage limitations:

(4) On lots in the Medium Density Rural (MDR) Regulatory Zone, the combined area (i.e. square footage) of all building footprints on the lot shall not exceed fifteen (15) percent of the total lot acreage;

This parcel is within the Medium Density Rural zone and has a maximum allowable coverage of fifteen percent (15%). This parcel is 5.94 acres in size which, therefore, allows a total of .891 acres or approximately 38,812 square feet of building footprints to be constructed on the parcel. The original request for four detached structures would have equated to a total of about 81,200 square feet of buildings or about twice as much as is allowed. Staff consulted with the applicant upon determining that the request was not in conformance with that Code provision and the applicant provided staff with an e-mail stating that, "*I am requesting that you revise our plan to only include the 40'X100 and 150'X200' green house this will be the extent of our project at this time.*" The existing dwelling and the two proposed detached accessory buildings will result in building footprints totaling approximately 37,200 square feet which equates to approximately 14.4 percent lot coverage.

The structures proposed are metal frame with clear, non-reflective, walls and roofs. These structures are intended for the purpose of production of crops. Due to this use the buildings will include internal lighting. Because the walls and roofs of the structures are clear, light will be

emitted in all directions. This has the potential to be a significant impact upon the surrounding area which is primarily composed of traditional agricultural uses and low density residential use. Article 414 of the Development Code provides standards for "Noise and Lighting." Among the provisions of that article that are applicable to this request are the following:

Section 110.414.21 Light and Glare. This section sets forth criteria and standards to mitigate impacts caused by lighting and glare.

(a) Light. All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties. The following provisions shall apply to all existing and proposed development:

(1) Any lighting facilities shall be so installed as to reflect away from adjoining properties. Covers must be installed on all lighting fixtures and lamps must not extend below the bottom of the cover.

(2) Light standard in or within one hundred (100) feet of residential zones shall not exceed twelve (12) feet in height. Additional standard height may be permitted by the Director of Community Development provided such lights are a sharp cutoff lighting system.

(b) Lighting Design. The style and intensity of lighting shall consider not only function and appearance, but shall reflect the existing character of surrounding areas and shall replicate natural light as much as possible.

(c) Glare. Reflected glare on nearby buildings, streets or pedestrian areas shall be avoided by incorporating overhangs and awnings, using non-reflective building materials for exterior walls and roof surfaces, controlling angles of reflection, and placing landscaping and screening in appropriate locations.

(d) Interior Lighting. Where residential uses abut non-residential uses, interior lighting of the non-residential uses shall be controlled at night through the use of timers, window blinds, or other acceptable means. This provision shall apply to all existing and proposed development.

The applicant has proposed that one of the structures be located at the minimum setback of 15 feet from the northern property line. The potential for glare crossing the property line when growing lights are turned on at night is significant. Staff has included a number of conditions of approval to help mitigate this potential.

A condition of approval has been included to require a six-foot-tall fence having opacity of at least 95% to be installed at the property line adjacent to each structure and extending at least 50 feet further along the property line each direction past the end of each structure.

Another condition of approval has been included to require that the applicant provide a photometric study showing that there will be no glare at the property line when the growing lights are turned on. Further all lighting fixtures must be installed such that light is emitted downward only.

Another condition of approval has been included to require that the applicant install timers on all lights and that artificial lighting shall be turned off not later than one hour after sunset, nor turned on more than one hour before sunrise. The applicant also has the option to include screening or

blinds of some type on the interior of the buildings so that light does not escape at night. In that case, lighting may remain on throughout the night.

The location of structures adjacent to the Truckee River is an important aspect of the Truckee Canyon Area Plan. Section 110.222.10(c) of that plan reads as follows, "No permanent building structures shall be erected within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater." The larger of the two greenhouses proposed by the applicant is proposed to be located approximately 77 feet from the edge of the Truckee River. Conditions of approval have been proposed to require the applicant to show the 100-year floodplain and the 300-foot setback from the centerline of the river on the plans submitted for a building permit to ensure that the required standard will be met. Meeting this criteria will require the placement of the second proposed greenhouse in approximately the area shown as "phase 2" on the site plan provided.

The use of the proposed structures for year-round commercial crop production also creates the potential for significant commercial traffic at the project site. Conditions of approval have been crafted to require paved driveways for commercial vehicles and to limit commercial vehicle trips to the hours between 9 am and 5pm only.

Some preliminary grading has been done in preparation for the first structure. The topography of the subject site slopes down, generally from north to south, toward the river. Staff has included conditions of approval to ensure that cut and fill slopes will be set back ten feet from all property lines and that final slopes will not be steeper than 3 horizontal to 1 vertical (3H:1V).

Site Photos



Subject site, looking northwest from near the Truckee River



Prior grading on subject site, location of “building 1”

East Truckee Canyon Citizen Advisory Board (ETCCAB)

This item was considered by the East Truckee Canyon Citizen Advisory Board at their regular meeting on May 2, 2012. The notes from that meeting are attached to this staff report. After extensive discussion of the project the CAB voted to forward the comments and concerns expressed at the CAB meeting to the Board of Adjustment without making a recommendation to approve or deny the requested permit. Discussion included: the commercial use of the proposed structures; prior grading on the site; traffic concerns; concerns surrounding odor and concerns surrounding potential contamination of the Truckee River.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

- Washoe County Community Development
- Washoe County Department of Public Works
 - Engineering Division
 - Traffic Division
- Washoe County Department of Water Resources
- Washoe County Health District, Environmental Health Division
- Truckee Meadows Fire Protection District
- Washoe County Fire Services Coordinator
- Wadsworth Volunteer Fire Department

Two out of the eight above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application.

A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Community Development addressed lighting, the hours of operation, and imposed operational conditions that will be in effect for the life of the project.
Contact: Roger Pelham, 775.328.3622, rpelham@washoecounty.us
- Washoe County Engineering provided one condition to require full construction improvement drawings at the time of building permit application.
Contact: Leo Vesely, 775.328.2040, lvesey@washoecounty.us

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Administrative Permit Case No. AP12-003 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case No. AP12-003 for Don Evans, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

1. Consistency. That, as conditioned, the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the East Truckee Canyon Area Plan;
2. Improvements. That, upon compliance with the conditions of approval imposed by the Board of Adjustment, adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for two greenhouse structures for the commercial production of crops, and for the intensity of such a development;
4. Issuance Not Detrimental. That, as conditioned, issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of any military installation.

Appeal Process

Board of Adjustment action will be effective 10 days after the public hearing/decision date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant: Spencer Scott, 31850 Cantlon Drive, Wadsworth, NV 89442

Property Owner: Don Evans, 5555 Tancho Drive #201, Madison, WI 53718

Others to be Contacted: Brian Bishop Parise, 1991 Morning Grove Drive, Reno NV 89523

EXHIBIT A



Conditions of Approval

Administrative Permit Case No. AP12-003

The project approved under Administrative Permit Case No: AP12-003 shall be carried out in accordance with the Conditions of Approval imposed by the Board of Adjustment on June 7, 2012. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Administrative Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Administrative Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Administrative Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

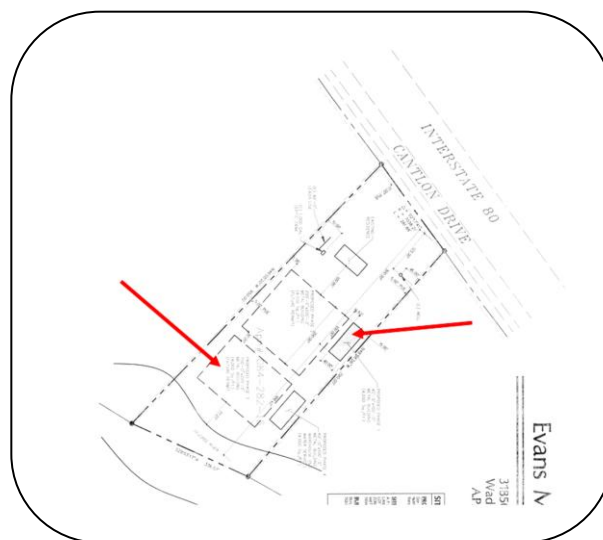
FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Roger Pelham, 775.328.3622

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit. Approval is granted for two greenhouse structures. The size of the structures, but not the final locations are indicated with arrows on the site plan below. The Department of Community Development shall determine compliance with this condition.



- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Department of Community Development.
- c. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this administrative permit.
- d. No structure shall be located within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater. The applicant shall indicate the 100-year floodplain, and the three hundred (300) foot setback from the center of the Truckee River on all plans submitted for building permits.
- e. All parking, loading and maneuvering areas utilized by vehicles associated with the commercial crop production shall be paved with asphalt or concrete.
- f. The applicant shall supply documentation from the Washoe County Water Resources to Washoe County Community Development indicating that the applicant possesses sufficient water rights for the proposed use, prior to approval of a building permit.
- g. The applicant shall install a six-foot-tall fence having opacity of at least 95% at the property line adjacent to each structure and extending at least 50 feet further along the property line each direction past the end of each structure.
- h. The applicant shall provide a photometric study showing that there will be no light emission or glare at the property line when the growing lights are turned on. All lighting fixtures must be installed such that light is emitted downward only.
- i. Prior to a final approval of any building the applicant shall submit a report from a licensed engineer, registered in the State of Nevada certifying that, as constructed, there is no light spill-over from the approved buildings at any property line.
- j. The applicant shall install timers on all lights and all artificial lighting shall be turned off daily not later than one hour after sunset, nor turned on more than one hour before sunrise OR the applicant shall install and utilize screening or blinds on the interior of the buildings so that no light is emitted from the structures at night.
- k. The applicant shall submit detailed grading plans for development of the greenhouse structures. All cut and fill slopes shall be set back at least ten feet from all property lines. No final slopes shall be steeper than 3 horizontal to 1 vertical (3H:1V).
- l. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- m. The following **Operational Conditions** shall be required for the life of the project/business/development:
1. This administrative permit shall remain in effect until or unless it is revoked or is inactive (crop production ceases) for one year.
 2. Failure to comply with the conditions of approval shall render this approval null and void. Compliance with this condition shall be determined by the Department of Community Development.
 3. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the administrative permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the administrative permit. Any subsequent purchaser/operator of the site and/or the administrative permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
 4. This administrative permit shall remain in effect as long as the business is in operation and maintains a valid business license.
 5. The operation of commercial vehicles on the site shall be limited to the hours between 9 am and 5 pm daily.
 6. Light shall not be emitted from the greenhouse structures at night.

Washoe County Public Works

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, 775.328.2040

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control, and slope stabilization. Placement or removal of any excavated materials shall be indicated on the site/grading plan. Silts shall be controlled on-site and not allowed to exit the property or enter the Truckee River.
- b. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a building or grading permit.

- c. The owner/developer shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.

*** End of Conditions ***

Exhibit B



WASHOE COUNTY

Department of Public Works

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

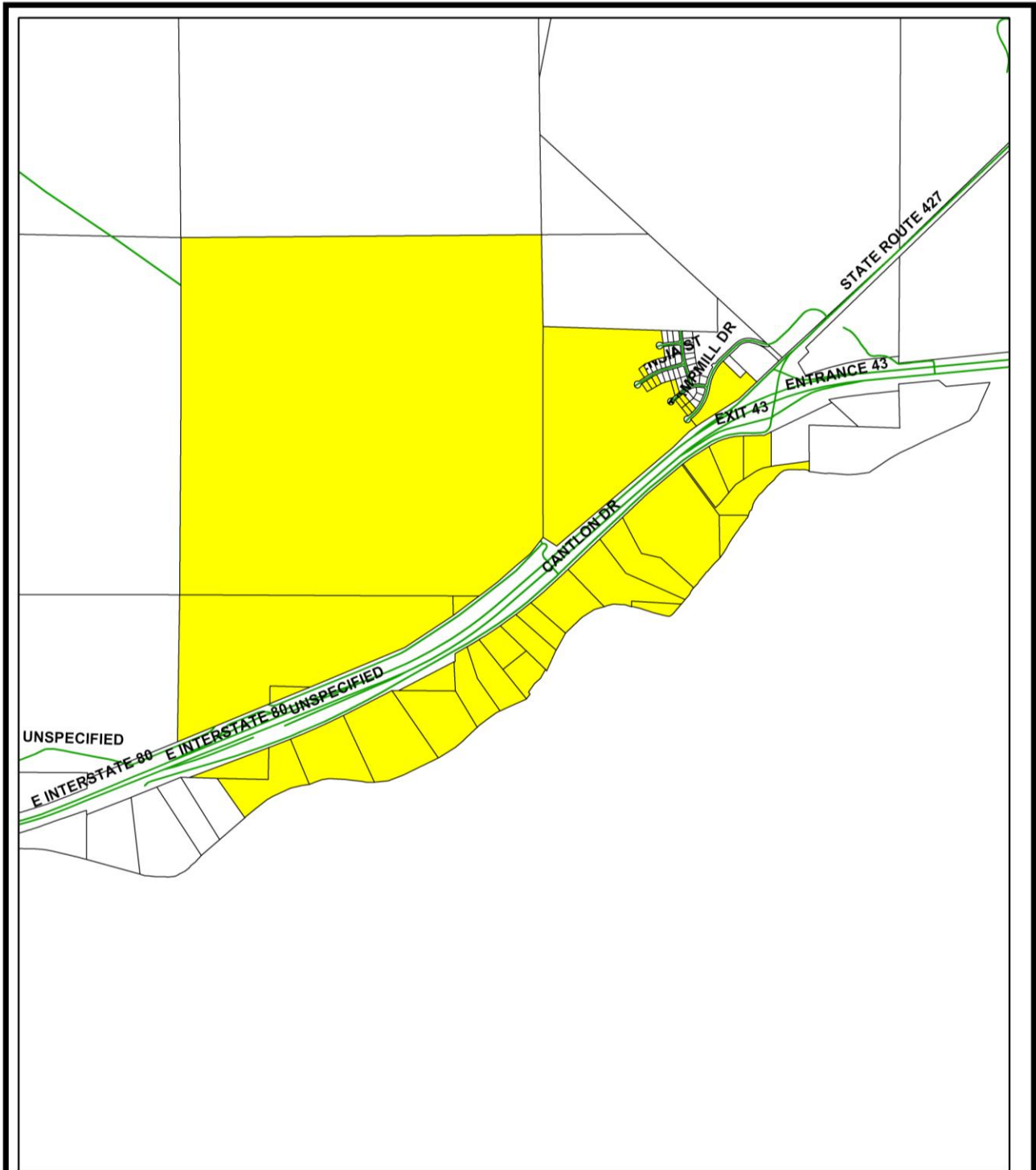
DATE: March 14, 2012 REVISED: May 1, 2012
TO: Roger Pelham, Department of Community Development
FROM: Leo R. Vesely, P.E., Engineering Division
SUBJECT: **AP12-003**
APN 084-282-16
EVANS GREENHOUSE BUILDINGS

I have reviewed the referenced administrative permit case and recommend the following conditions:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control, and slope stabilization. Placement or removal of any excavated materials shall be indicated on the site/grading plan. Silts shall be controlled on-site and not allowed to exit the property or enter the Truckee River.
2. The owner/developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit for construction and submit a copy to the Engineering Division prior to issuance of a building or grading permit.
3. The owner/developer shall complete and submit the Construction Permit Submittal Checklist, the Performance Standards Compliance Checklist and pay the Construction Stormwater Inspection Fee prior to obtaining a grading permit. The County Engineer shall determine compliance with this condition.

I
LRV/lrv

Exhibit C



MAILMAP

AP12-003
Evans Greenhouse Buildings
37 parcels selected at 4000 feet

Source: Current Planning Program



Date: April 2012

Department of
Community
Development
**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520
(775) 328-3600

Exhibit D

Staff Assigned Case No.: AP 12-003

Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only):			
Project Description:	1 40 X 100 GREENHOUSE BUILT IN PHASE # 1 1 40 X 100 WAREHOUSE BUILT IN PHASE # 3 1 200 X 150 GREENHOUSE BUILT IN PHASE # 4 1 200 X 200 GREENHOUSE BUILT IN PHASE # 2		
Project Address: <u>31850 CANTON DR. WADSWORTH NEV 89442</u>			
Project Area (acres or square feet): <u>5.94</u>			
Location Information			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<u>084-282-16</u>	<u>5.94</u>		
Section(s)/Township/Range: <u>Township 20 Range 24</u>			
Indicate any previous Washoe County approvals associated with this application: Case Nos.			
Applicant Information			
Property Owner:		Professional Consultant:	
Name: <u>DON EVANS</u>		Name:	
Address: <u>5555 TAJCHO DR #201</u>		Address:	
<u>MADISON, WI</u> Zip: <u>53718</u>		Zip:	
Phone: <u>608-230-3778</u> Fax:		Phone: Fax:	
Email: <u>donevans@evcooplastics.com</u>		Email:	
Cell: <u>775-232-1530</u> Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: <u>SPENCER SCOTT</u>		Name: <u>BRIAN BISHOP PARISE</u>	
Address: <u>31850 CANTON DR.</u>		Address: <u>1991 MORNING GROVE DR</u>	
<u>WADSWORTH, NEV.</u> Zip: <u>89442</u>		Zip: <u>89523</u>	
Phone: Fax:		Phone: <u>775-250-4002</u> Fax:	
Email: <u>spenscott@yahoo.com</u>		Email: <u>brian@iqwtco.com</u>	
Cell: <u>916-212-8848</u> Other:		Cell: <u>775-250-4002</u> Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

Administrative Permit Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 808, Administrative Permits.

1. What is the type of project or use being requested?

The construction of three greenhouses & one warehouse.
All of the structures will be built in phases.
The initial phase, # 1, is a 40' x 100' greenhouse
2 is a 200' x 200' greenhouse # 3 is a 40' x 100'
warehouse # 4 is a 150' x 200' green house.
All of the buildings are fabricated steel buildings of the
same basic design frame work. The greenhouses will be
covered with clear corrugated polycarbonate panels. The
warehouse will be covered w/ aluminum siding. Building # 1 will have a
5.5"/12 pitch w/ 10' sidewalls # 2 & # 3 will also have a 5.5"/12 pitch w/ 10'

2. What currently developed portions of the property or existing structures are going to be used with this permit?

The existing home will be occupied by the
project & site manager

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

1-40' x 100' greenhouse 1-40' x 100' WAREHOUSE
1-200 x 200' green house 1-150' x 200' green house
gas line installation, water service lines, using water rights
buildings will be constructed in 420 days of permit issuance
on each building. All of the larger green houses that are
commercial in nature will comply with all applicable
codes and regulations at the time of application approval.

4. What is the intended phasing schedule for the construction and completion of the project?

The initial building #1 greenhouse, will be completed in 160 days #2 greenhouse will be built within 2 years construction will complete within 240 days #3 warehouse will be completed within three years after greenhouse #2 construction will be complete within 180 days, #4 greenhouse will be built within 3 years of #3 warehouse construction will complete within 240 days

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The acreage is almost 4 acres and relatively flat accommodating the buildings very well.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

The improvement made to the property will only enhance the value of surrounding parcels

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

There is a great distance between other residents and this project.
The building colors that are visible will be earth tones as to not stand out, the polycarbonate panels are not reflective.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

There is no known impact to the community

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

At the construction of building # 2 we will comply with development code 410 & 412.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

fencing is in place currently

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

there will be minimal signage min public, development code 414 will be complied with for lighting causing all lighting to be down shielded. The green houses during winter months will have interior lighting 2 hours before dusk up to but not beyond 10pm in the evening to augment the short sunlight hours of winter months to complete sunlight requirements for crop production.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

13. Utilities:

a. Sewer Service	Septic
b. Water Service	Well

For most uses, the Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required:

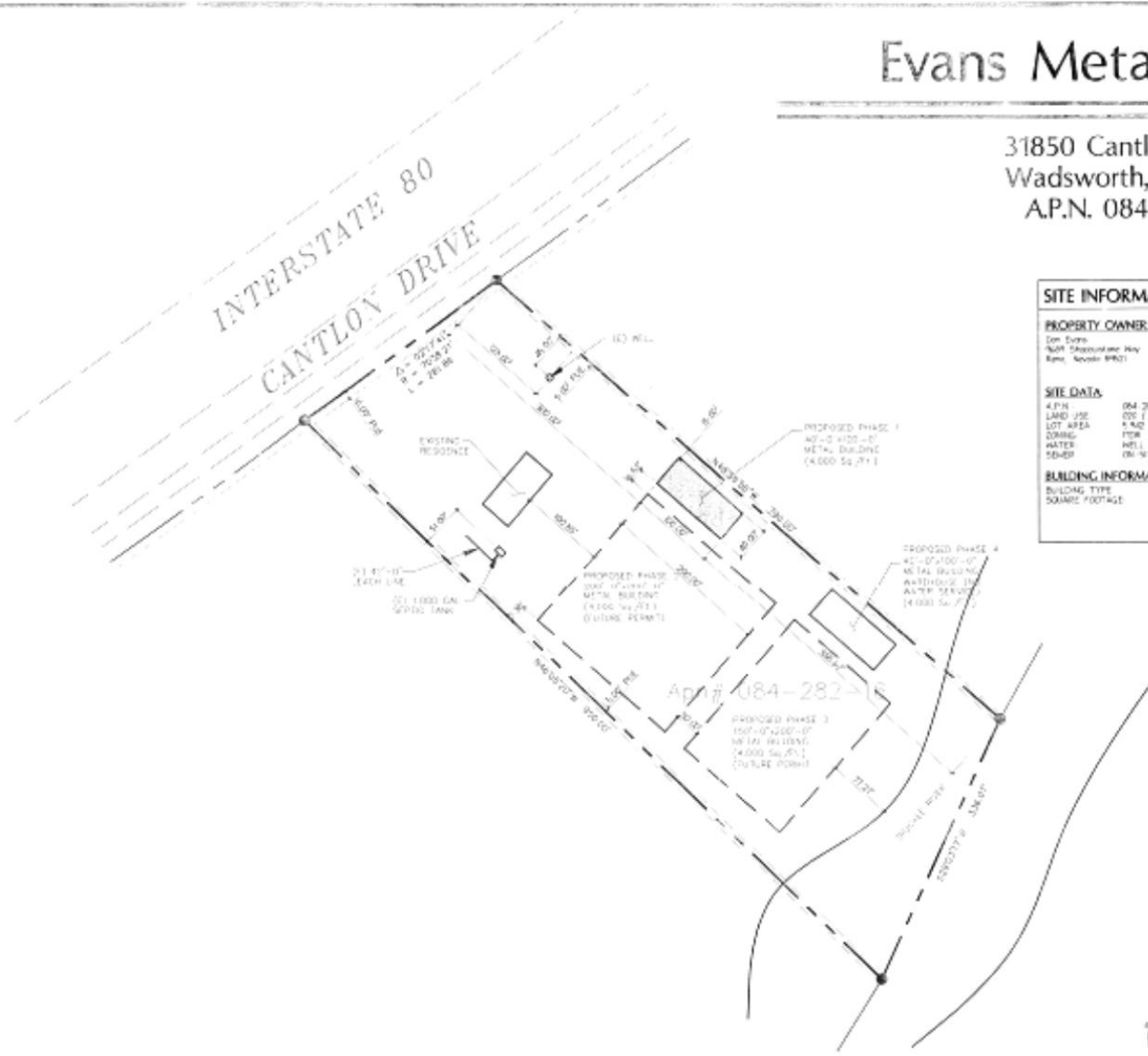
c. Permit #		acre-feet per year	
d. Certificate #		acre-feet per year	
e. Surface Claim #		acre-feet per year	
f. Other, #		acre-feet per year	

l. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

--

Evans Metal Building

31850 Cantlon Drive
Wadsworth, Nevada
A.P.N. 084-282-16



SITE INFORMATION	
PROPERTY OWNER:	
Tom Evans 1041 Sacramento Hwy Reno, Nevada 89501	
SITE DATA:	
4 P.H.	084-282-16
LAND USE	001 (SINGLE FAMILY RES)
LOT AREA	4.402 ACRES
ZONING	FR
WATER	MFL
SEWER	000-NY-SEWER
BUILDING INFORMATION	
BUILDING TYPE	METAL
SQUARE FOOTAGE	4000 SF

AESTHETIC
ENGINEERING
1791 529-155
1791 529-152 fax
943 W. Hurlaker Lane
Suite 115
Reno, Nevada 89511
www.aesthetice.com

FOUNDATION PLAN FOR
Evans Metal Building
Wadsworth, Nevada

Engineer Of Record
Thomas L. Averett, P.E.



Revisions	
1	
2	
3	
4	
5	

Date: 11/23/2011
Drawn: MPT
Checked: JJA
Project No.: 1116
Site Plan

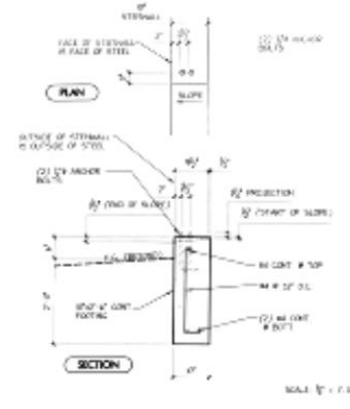
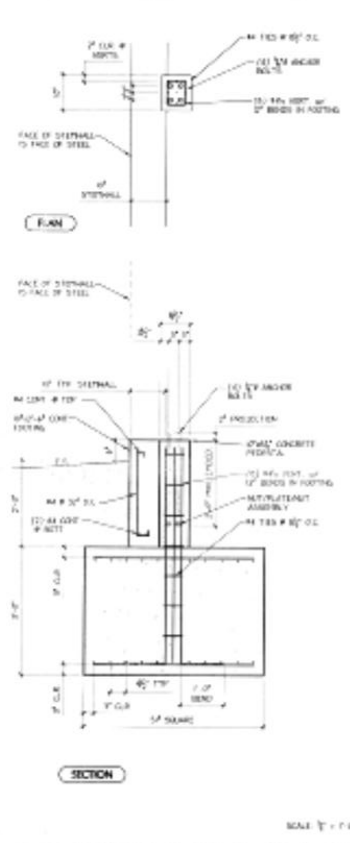
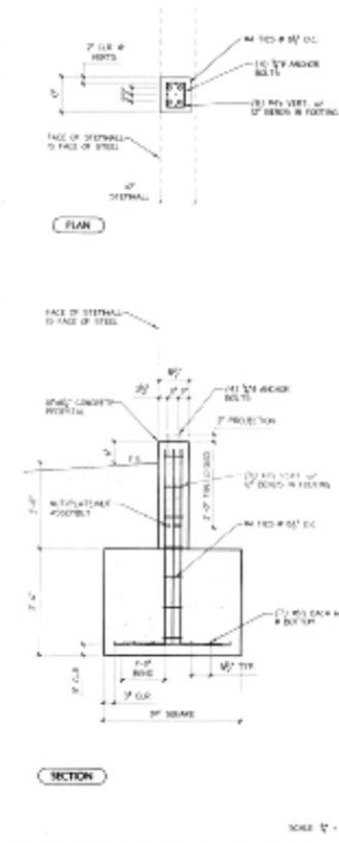
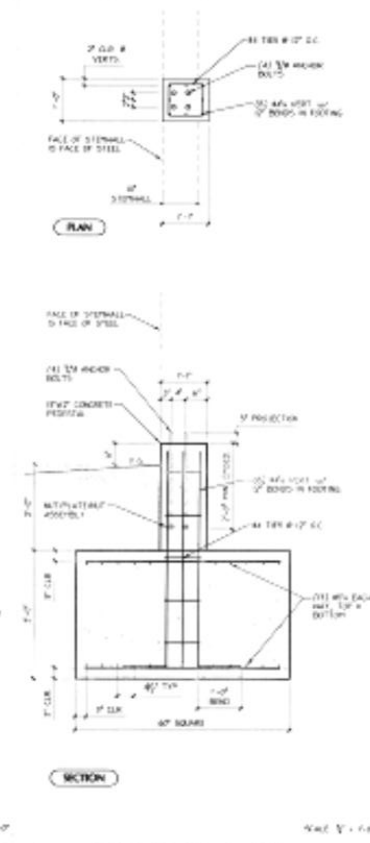
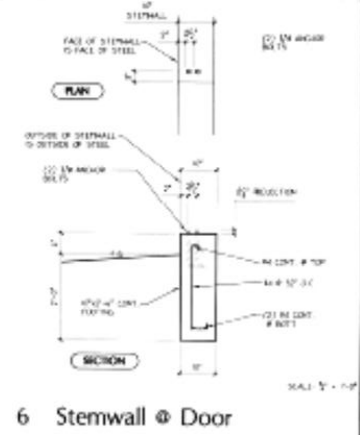
C-1



Revisions

No.	Description

Date: 10/20/2011
Drawn: AMW
Checked: TJA
Project No.: rms
Structural Details



5 Sloped Stemwall 4 Grid 2, A & 3, A & 2, E & 3, E 3 Grid 1, A & 4, A & 1, E & 4, E 2 Grids B, C & D 6 Stemwall @ Door 1 Perimeter Footing

EXHIBIT E

EAST TRUCKEE CANYON CITIZEN ADVISORY BOARD



MEMORANDUM

TO: Roger Pelham, Staff Representative
FROM: Allayne Everett, Recording Secretary
DATE: May 8, 2012
SUBJECT: Administrative Permit Case No. AP12-003 (Evans Greenhouse Buildings)

The following is a portion of the draft minutes of the East Truckee Canyon Citizen Advisory Board meeting held May 2, 2012.

Administrative Permit Case No. AP12-003 (Evans Greenhouse Buildings) – Roger Pelham, Senior Planner was available to address code, policy and process questions and introduce the request to allow the construction of two greenhouse buildings phase 1 of 4,000 square feet and phase 3 of 30,000 square feet, each of which is larger than the existing dwelling unit as required by Article 306 Accessory Uses and Structures and as allowed by Article 808, Administrative Permits, of the Washoe County Development Code. The project is located at 31850 Cantlon Drive, in the Wadsworth area. The ±5.94 acre parcel is zoned Medium Density Rural in the East Truckee Canyon Area Plan and is situated in portions of Sections 17 and 18, T20N, R24E, MDM, Washoe County, Nevada. (APN: 084-282-16). The property is located within the East Truckee Canyon Citizen Advisory Board Boundary and Washoe County Commission District #4. Spencer Scott representing Don Evans was available to address questions and concerns regarding possible impacts from the greenhouse use. Mr. Scott stated that the system is enclosed and water and nutrients flow below the plants. Mr. Scott stated that he doubted that there would be any odors from the agricultural use. Mr. Scott stated that they would try to mitigate any negative impacts to adjacent neighbors. Staff Representative: Roger Pelham, Senior Planner, 775-328-3522 apologized that members of the CAB did not receive copies of the application. Mr., Pelham also stated that he is neither a proponent nor an opponent of the proposed project. **MOTION:** Ann Owen moved to forward the comments and concerns forward to the Board of County Commissioners without making a recommendation for approval or denial of AP12-003 Evans Greenhouse Buildings, as presented. Carrie Heglund seconded the motion. The motion carried unanimously.

Comments and Concerns

- Questions were raised whether any water runoff would contaminate the Truckee River. Mr. Pelham stated that the application would be reviewed by engineering and health department staff to address possible negative environmental impacts.
- In response to questions raised, Mr. Pelham stated that he thought that the last zoning change was adopted in 1993. Washoe County reverted back to a two map system land use designation/zoning/master plan. Some zoning does not include commercial designation, but some commercial usage is allowed under certain circumstances.
- Jo Conley, adjacent resident stated concerns regarding the negative impacts that will result from the structures and with the addition of the proposed phases. Ms. Conley stated concern for possible negative impacts from noise and visual impacts.
- Bambi Van Dyke stated that she doesn't think that anything would make noxious odors worse than currently exists along the river.
- Cary Conley, adjacent resident stated that the area has changed from agricultural to residential and he stated that corporations do not make good neighbors. Mr. Conley stated concern that this changes the security and traffic flows in a residential neighborhood. Mr. Conley stated that he opposes the proposed project.
- Mr. Scott stated that there should be a maximum of six people working in the greenhouse and the applicant can not increase the project beyond what county code would allow. The first one to go up is a test structure to grow tomatoes and peppers. There is also a maximum allowed setback from the river.
- Concerns were raised that a flood could wash contaminants into the river.
- In response to concerns raised, Mr. Scott stated that the chairman of Evco Plastics is the person who purchased the property. They have other holdings in Nevada. This project has nothing to do with the plastics business. Mr. Scott stated that they have not engaged Storey County at this time.
- Concerns were raised that growing tomatoes can result in negative odors that can impact adjacent neighbors.
- Mr. Conley stated that he is concerned that this project would negatively impact his property values.
- Mr. Pelham stated that crop production is an allowed use in the agricultural land use designation. Mr. Pelham asked that citizens look at mitigating any negative impacts and the Board of Adjustment will determine any conditions of

approval. Mr. Pelham asked that everyone make their opinions know to him for his staff report. Mr. Pelham also asked the CAB to address the larger detached accessory building and possible impacts. The Board of Adjustment will make their decision based on the staff report and comments from the community.

- Chief Erdman stated that in the state of Washington, agricultural use takes precedents over residential in zones where the use is authorized.
- There were differences of opinion whether this property is zoned for agriculture use.
- Mr. Scott stated that there will be no runoff because the process is contained.
- Mr. Hartung asked for clarification regarding Health Department requirements for storage of fertilizer and maintaining health standards.
- Mr. Pelham stated that the East Truckee Canyon Area Modifiers address building setbacks on the Truckee River. Mr. Pelham also stated that the code allows for crop production. Mr. Pelham stated that the project would be above the 100 year flood line.
- In response to concerns raised, Mr. Scott stated that there would be no leakage of contaminants from the buildings.
- Mr. Scott stated that they would be harvesting vegetables year round. Each plant would produce a pound of tomatoes. Mr. Scott also stated that they would be using smaller trucks to haul products into Sparks because semi-trucks would not be able to drive onto and off of the site.
- Ms. Van Dyke stated that the subject property does have the needed water rights.
- In response to questions raised, Mr. Pelham explained the public hearing process and stated that the final decision would be made by the Board of Adjustment. Should someone disagree with the Board of Adjustment decision, that they can file an appeal to the Board of County Commissioners.
- Mr. Scott address questions regarding paved roadways and the process of marketing the produce.
- Concerns were raised regarding site work that has already been done.

c: Robert Larkin, Commissioner
Bambi Van Dyke, Chair.
Bob Webb, Planning Manager
Sarah Tone, County Liaison
Andrea Tavener, CAB Program Assistant



Board of Adjustment Staff Report

Meeting Date: June 7, 2012

Subject: Special Use Permit Case No: SB12-006
Applicant: Ronald L. Olson
Agenda Item No. 9E

Project Summary: To allow the operation of commercial stables for the boarding of horses, related activities and equestrian events

Recommendation: Approval with Conditions

Prepared by: Grace Sannazzaro, Planner
Washoe County Department of Community Development
Phone: 775.328.3771
E-Mail: gsannazzaro@washoecounty.us

Project Description

Special Use Permit Case No. SB12-006 for Amy Ranch Commercial Stables, aka High Desert Equine Center – To allow the operation of an equestrian facility for the boarding of horses, related activities and equestrian events.

Location:	4455 Amy Road
Assessor's Parcel No:	077-140-06
Parcel Size:	± 40.00 acres
Regulatory Zone:	General Rural Agricultural (GRA)
Area Plan:	Warm Springs
Citizen Advisory Board:	Warm Springs
Development Code:	Authorized in Article 302 Allowed Uses & Article 810 Special Use Permits
Commission District:	5 - Commissioner Weber
General Improvement District:	Palomino Valley
Section/Township/Range:	Within Section 22 T22N R21E MDM Washoe County, NV

Staff Report Contents

Project Description..... 1
Special Use Permit 3
Vicinity Map 4
Site Plan 5
Photos of Arenas 6
Photo of Shed Rows 7
Project Evaluation..... 7
Table of Summary of Proposed Special Events 9
Warm Springs Citizen Advisory Board (WSCAB) 11
Public Comment..... 11
Justification of Findings..... 12
Reviewing Agencies..... 12
Public Notice 14
Recommendation..... 14
Motion..... 14
Appeal Process..... 15

Exhibits Contents

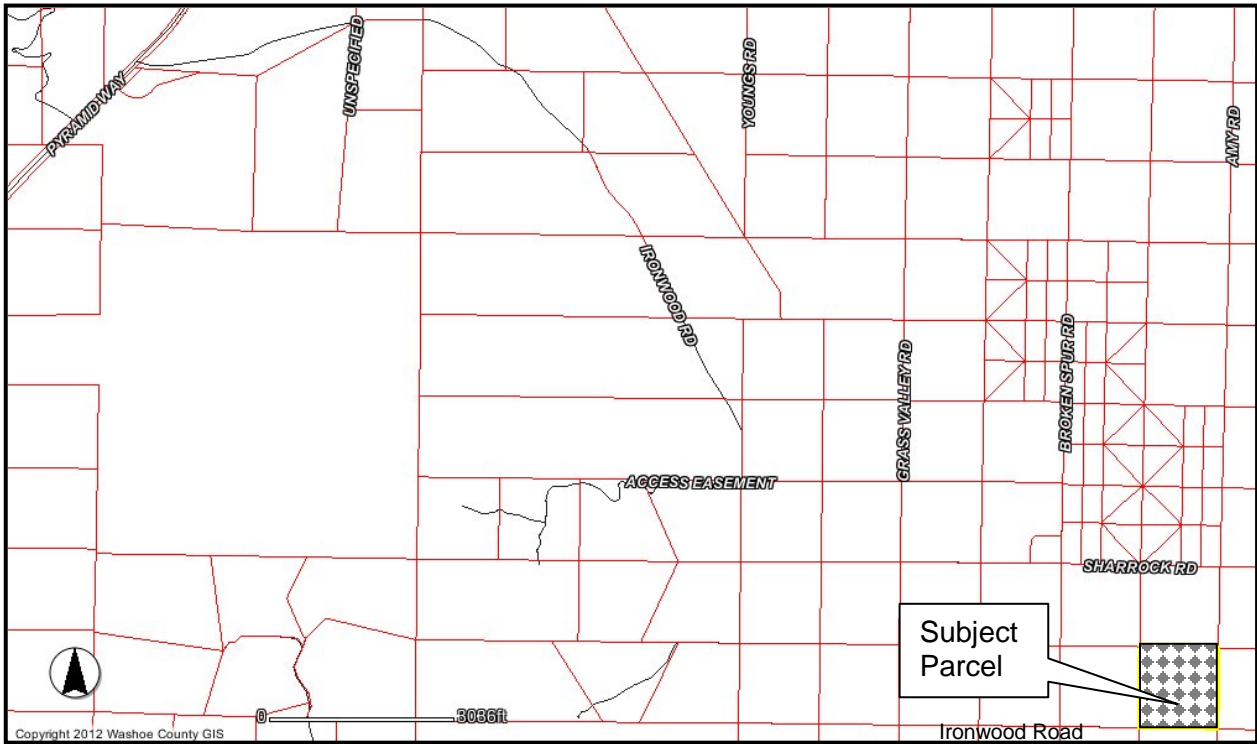
Conditions of Approval..... Exhibit A
Warm Springs Citizen Advisory Board Memo..... Exhibit B
Public Comment Letters & Emails in Support..... Exhibit C
Public Comment Letters & Emails in Opposition Exhibit D
Reviewing Agency Comments/Conditions of Approval
 Washoe County Public Works Engineering Division Exhibit E
 Washoe County Health District Exhibit F
 Washoe County Department of Water Resources Exhibit G
 Palomino Valley General Improvement District..... Exhibit H
 Truckee Meadows Fire Protection District..... Exhibit I
Public Noticing Map Exhibit J
Project Application Exhibit K
Letter of Amendment..... Exhibit L
Manure Maintenance Plan Exhibit M

Special Use Permit

The purpose of a Special Use Permit is to allow a method of review to identify any potential harmful impacts on adjacent properties or surrounding areas for uses that may be appropriate within a regulatory zone; and to provide for a procedure whereby such uses might be permitted by further restricting or conditioning them so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Special Use Permit, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

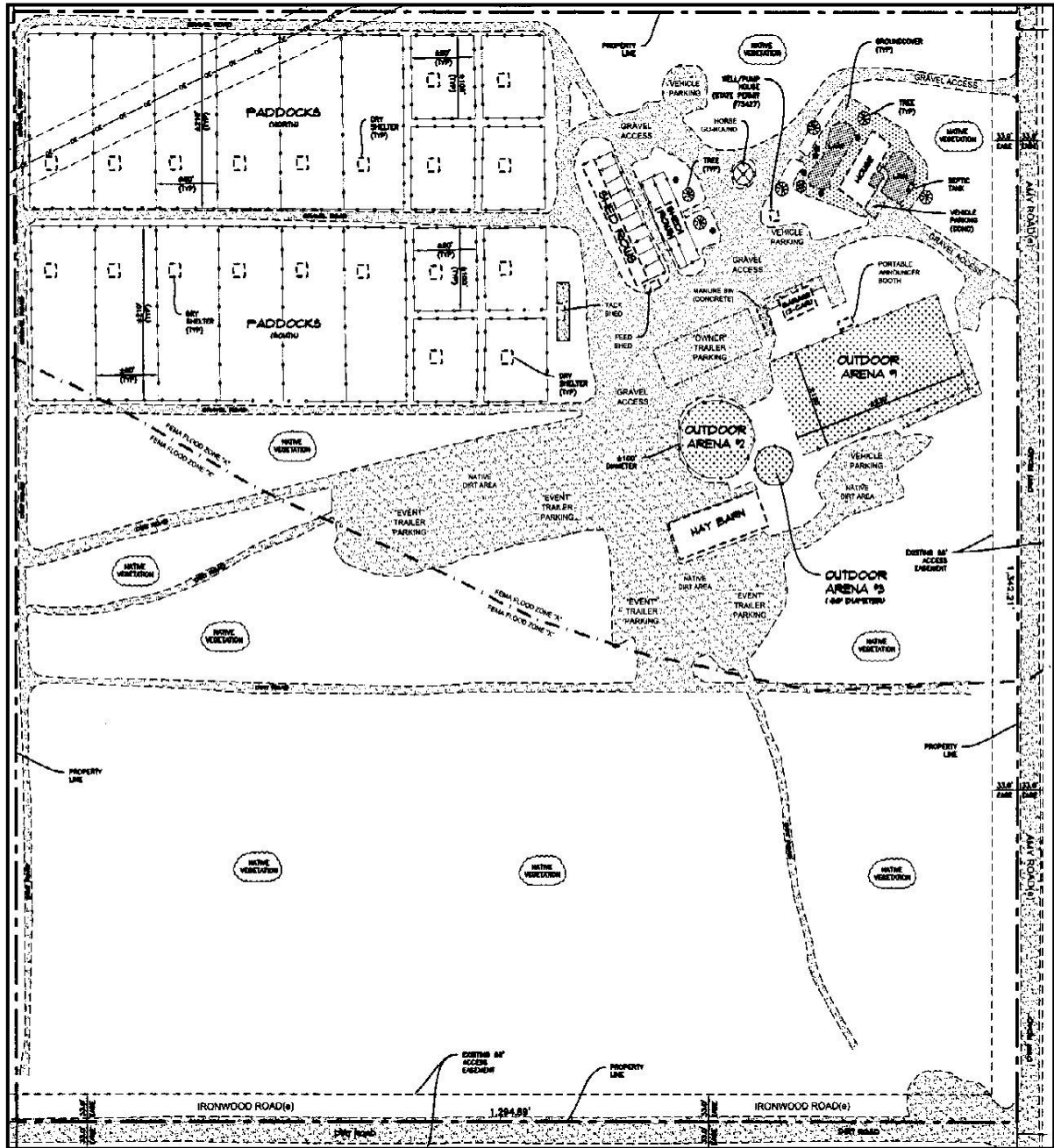
- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “*Operational Conditions*”. These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Special Use Permit Case No. SB12-006 are attached to this staff report and will be included with the Action Order if the Board of Adjustment grants approval.



Vicinity Map

Amy Ranch Commercial Stables
aka High Desert Equine Center
4455 Amy Road in Warm Springs



Site Plan



Photos of Arenas



Photo of Shed Rows

Project Evaluation

Amy Ranch Stables, aka High Desert Equine Facility, is an existing commercial stable facility located on a 40 acre parcel at the intersection of Amy Road and Ironwood Road in the Warm Springs area. The facility has been operating as a commercial stable facility with related activities and events for the past two years, and the applicant is now requesting a special use permit in order to come into compliance with county code.

The applicant owns and breeds horses, and is requesting a special use permit to commercially board up to 35 horses. The ongoing activities will consist of the sale and breeding of horses; horse training; riding lessons; on-site trail riding sessions; outdoor arena use; non-spectator qualifying events for equestrian professionals such as roping and riding. The equestrian activities and events will operate independently from the commercial boarding operations, i.e. a boarder can visit the facility at the same time that an event is occurring and not be a part of the event.

The Washoe County Development Code has no limit on the number of horses that can be stabled on a 35,000 square feet or larger parcel for a private, non-commercial facility; however, for the commercial boarding of 3 or more horses and related activities, the Washoe County Development Code requires an approved special use permit.

The use type being proposed is commercial stables, but it is agriculturally related, and is located on a ±40 acre parcel zoned General Rural Agricultural (GRA) in a rural community. The subject parcel is situated on the northwest corner where Ironwood Road and Amy Road intersect, and is surrounded on three sides by ±40 acre parcels zoned General Rural Agricultural (GRA), and a ±40 acre parcel zoned Medium Density Rural (MDR) adjacent to the north that is within the boundaries of the Warm Springs Specific Plan. Several of the neighboring parcels are developed with single family homes, with the closest residence being approximately 230 feet northwest of the subject property, addressed as 1355 Sharrock Road.

The existing facility consists of a ±27,600 square foot rectangular outdoor arena, a ±100 foot diameter round outdoor arena, a 50 foot diameter round outdoor arena, a hay pole barn, 20 horse paddocks, one unit of shed rows, a mare motel building, a dirt area for trailer and vehicle parking, a 3 car detached garage, and a single family dwelling which serves as the living quarters for the trainer. The facility has unpaved access throughout the site, leading to the outdoor arenas, fenced paddocks, and shed rows.

The applicant is including in his request, a maximum of 22 special events per year, not to exceed 28 days per year. The special events will consist of clinics, performance events, and roping events. Up to 15 participants will be allowed to stay overnight a maximum of two nights during special events in horse trailers, RVs or camp trailers with no hookups. Allowing on-site overnight stays during special events will reduce traffic that would otherwise be coming and going, as well as dust that would be generated by the additional traffic.

The following provides more specifics on the proposed special events.

1. Clinics

- ❖ Clinics are mostly training opportunities for riders who board their horses at the facility or who come from neighboring barns. These clinics may occur at any time of the year, will take place in the outdoor arenas, and will occur anywhere from 1 to 3 days at a time. The clinics range from private one-on-one training to a maximum of 20 participants. There are 2 to 3 clinics per year.

2. Performance Events

- ❖ These events are daily events that begin in late spring and run through early fall. The hours are usually from 9:00 a.m. to 5:00 p.m. There aren't many spectators because they consist mostly of the participants' family members. The number of participants and horses range from 12 to 50. There are 2 to 4 shows per year.

3. Roping Events

- ❖ These events are held from mid-spring through late summer. The hours are usually 5:00 p.m. to 9:00 p.m. due to cooler temperatures in the evenings. Generally family members of the participants are the spectators. The number of participants and horses range from 20 to 40. There are 5 to 15 roping events per year.

<u>Table of Summary of Proposed Special Events</u>			
Events	Number of Events Proposed per Year	Number of Days per Event	Number of Days per Year
Clinics	2 to 3	1 to 3	2 to 9
Performance Events	2 to 4	1	2 to 4
Roping Events	5 to 15	1	5 to 15
Totals per Year	9 to 22 Events per Year		9 to 28 Days per Year

The use of an amplified sound system will be allowed only during special events between the hours of 8:00 a.m. and 9:00 p.m. A maximum of 3 consecutive days will be allowed for any one special event, and there shall be no more than 28 days per year of special events. To further clarify, if one special event lasts 3 days that leaves 25 days remaining in the year to hold special events. The rectangular arena is the main arena where most events will take place and it has two existing speakers. The speakers are to be located in the arena area only and shall face downward toward the center of the arena. The Washoe County Development Code restricts the sound to no more than 65 Ldn, which is the measurement of average noise exposure at the property lines over a 24 hour period.

Special event parking is proposed to be on an existing large unpaved area on the west and south sides of the hay barn. The site plan identifies ample space to accommodate parking for participants, spectators, employees, volunteers, cars, trucks and horse trailers. The Truckee Meadows Fire Protection District has conditioned the proposal to no more than 40 spectators at any given event, which limits the number of vehicles on site. Also, all driveways and vehicle accesses must remain open and unobstructed. The proposal is also conditioned so no offsite parking is allowed.

The Washoe County Development Code requires .25 parking spaces per commercially boarded horse at design capacity and one parking space per employee during peak employment times. The applicant states that there are five employees, which includes one employee who lives on site. Based on the applicant's request to commercially board 35 horses, 14 standard parking spaces and one ADA (Americans with Disabilities Act) parking space are required on a permanent basis to accommodate the employees and horse boarders.

The use of outdoor lighting will not be limited to special events, and will be allowed until 11:00 p.m. during the months of May, June, July, August, September and October, and until 10:00 p.m. during the rest of the year. Washoe County Code requires that all outdoor lighting be down-shielded with no light spill over onto adjacent properties.

The county traffic engineer has determined that the commercial horse boarding facility, including ancillary activities and special events, will generate less than 80 peak hour trips, and therefore no traffic study is required.

One portable public toilet is on site, which is serviced on a weekly basis. The Washoe County Health District is conditioning the on-site sewage disposal system for special events to be reviewed and determined by the Nevada Division of Environmental Protection. Portable toilets for special events will need to comply with regulations set by the Washoe County Health District.

Hours of operation for horse boarders will be from 7:00 a.m. to 10:00 p.m. seven days a week in order to provide flexible hours for boarders to tend to their horses around the boarders' work schedules.

The applicant states that from time to time out-of-town boarders (coming from further away than the Reno/Sparks area) want to stay overnight. Section 110.310.35 (f) - Temporary Camping, of the Washoe County Development Code allows temporary camping in self contained travel trailers within the General Rural Agricultural (GRA) zone without special review or approval for up to 14 consecutive days up to 4 times per year. The property owner must provide written permission that the overnight stay is authorized without any form of compensation. No discharge of any litter, sewage, effluent or other matter can occur except into sanitary facilities designed to dispose of the material. No water or sanitary sewer connects are allowed to any buildings on the property during the overnight stay.

This proposal contains a manure management plan which includes the off-site disposal of manure every 7 days. The existing on-site manure storage consists of a 12' x 24' bin with 4 foot high cement containment walls. Disposal and storage of manure will need to meet any requirements of the Environmental Health Services Division of District Health Department.

The Air Quality Management Division of the Washoe County District Health District and the Palomino Valley General Improvement District have conditioned the project for dust mitigation. This includes providing surface moisture using the on-site water truck every morning before activities begin, subsequent to and during events, and throughout the day as needed, including but not limited to the arenas, driveways, and parking areas. The applicant will also be responsible for watering the portion of unpaved roads bordering the subject parcel for containment of dust before and after special events. Approximately 1,295 feet of the subject parcel borders Ironwood Road and approximately 1,342 feet borders Amy Road. The applicant has agreed to direct patrons to use the most direct route to the subject parcel, which is off the Pyramid Highway (SR445) to the east at Ironwood Road where the BLM horse corral is located, following Ironwood Road southeast to where it intersects with Amy Road. Both of these roads are unpaved, but designed for vehicular traffic, which includes pickup trucks pulling horse trailers.

The applicant is not expanding the commercial stable facility or proposing any new development, landscaping, or improvements. If any improvements are made they will be due to requirements of a condition of approval or a code regulation, such as down-shielding the existing lights to meet county code so there is no light spillover onto adjacent parcels.

The applicant intends to apply for a Director's Modification requesting relief from Washoe County Development Code regulations that require paving and striping for commercial parking, and landscaping for commercial projects. Staff is in support of a Director's Modification, as the project is agricultural in nature, the subject parcel is in a rural setting surrounded by ± 40 acre parcels and unpaved roads, and is located in the high desert where sagebrush is plentiful, and trees, shrubs, and groundcover are not common and take a great deal of water to maintain.

The Community Vision in the Warm Springs Area Plan, a part of the Washoe County Master Plan, includes the following:

“It is the guiding principle of the Warm Springs Area Plan to conserve and protect the individual property rights of all property owners to pursue agricultural activities in the planning area. There may be impacts associated with proximity to existing agricultural activities which might include sounds, odors and dust that may accompany agricultural activities. These impacts can be a natural result of living in or near agricultural uses and should be anticipated.”

A separate equestrian center approved in September of 2010, owned by the applicant, referred to as Springwood Ranch Equestrian Center, is being developed just off the Pyramid Highway, at the intersection of Whiskey Springs Road and Ironwood Road. Many of the activities currently taking place at the Amy Ranch Stables will be re-located to Springwood Ranch once it is completed, with the exception of horse boarding, use as a practice facility, and occasional equestrian events when Springwood Ranch is booked. The applicant anticipates that the Springwood Ranch Equestrian Center will be open for business in early summer of 2013.

Warm Springs Citizen Advisory Board (WSCAB)

The application was presented by the applicant's representatives at the regularly scheduled Warm Springs Citizen Advisory Board meeting of May 7, 2012. The Citizen Advisory Board voted unanimously to recommend approval of Special Use Permit Case No. SB12-006 to the Washoe County Board of Adjustment. The comments and concerns listed below were brought up and discussed with the applicant's representative. Staff has addressed most of these concerns through conditions of approval. The attached Warm Springs Citizen Advisory Board Memorandum provides more detail. [Exhibit B]

- Noise from loudspeakers
- Increase in traffic
- Participants partying
- Future expansion plans
- Dust
- Noise from RV generators
- Sufficient water rights
- Disposal of manure

Public Comment

Staff received two emails in support of the proposal stating that the rural environment of Palomino Valley is perfect for a commercial stable facility, and impacts from the commercial stables and ancillary activities/events are minimal to the surrounding area. Also 15 form letters in general support of the proposal were received, each signed by a Palomino Valley resident. [Exhibit C]

Staff also received four emails in opposition of the proposal stating concerns about accumulation of manure, limiting the number of hours allowed for loudspeakers, limiting the number of hours allowed for loudspeakers, water rights, bright lights, dust, increase in traffic, wear and tear on the local roads, trespassers on their property, and previous encounters of harassment. [Exhibit D]

Again, as stated under the Warm Springs Citizen Advisory Board section, staff has addressed most of the stated concerns by imposing conditions of approval to mitigate potential negative impacts to the surrounding area.

Justification of Findings

Analysis of the special use permit request revealed that the proposal satisfies the five required findings as outlined in Article 810 - Special Use Permits of the Washoe County Development Code.

1. Consistency. The proposal is consistent with the Washoe County Master Plan and the Warm Springs Area Plan;
2. Improvements. There are no utility or road improvements being proposed. Any improvements required under the Conditions of Approval shall meet with the satisfaction of the requesting reviewing agency.
3. Site Suitability. The subject parcel is designated with General Rural Agricultural (GRA) zoning in the Warm Springs Area, which is a rural, agricultural community. This site is suitable for a commercial stables facility, ancillary activities and related special events.
4. Issuance Not Detrimental. Approving the operation of a commercial stables facility, ancillary activities, and related special events with the recommended conditions will not create a significant detriment to the public health, safety or welfare; be injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.
5. Effect on a Military Installation. The proposal is not near a military installation and therefore, will have no effect on a military installation.

Reviewing Agencies

The following agencies received a copy of the special use permit application for review and evaluation regarding impacts and possible conditions of approval.

- Washoe County Department of Community Development
- Washoe County Department of Public Works
 - Engineering Division
 - Traffic Division
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Services Division
 - Air Quality Management Division
- Washoe County Department of Water Resources
- Palomino Valley General Improvement District
- Truckee Meadows Fire Protection District
- Washoe County Fire Services Coordinator
- Washoe County Regional Animal Services

Those agencies which responded to the application expressed no objection and provided comments and conditions of approval in response to their evaluation and analysis of the subject special use permit application.

A **summary** of recommended conditions of approval and contact information is provided below for those agency's that responded to the application. Each agency's correspondence is attached to this staff report [Exhibits E through I]. The Conditions of Approval document is attached to this staff report [Exhibit A] and if the application is granted approval will be included with the Action Order.

- Washoe County Community Development addresses the hours of operation, limits the number of special events allowed in a year, and limits the number of days per special event. The applicant is required to obtain a business license within 21 days of the date of approval of the special use permit, and must fulfill all conditions of approval, with the exception of operational conditions, before being issued a business license. If all conditions of approval are not satisfied within the 21 day time frame, then the special use permit will become null and void, unless the applicant submits a letter of request for an extension of time to obtaining a business license to the Department of Community Development, along with documentation from the reviewing agency as to why the condition could not be satisfied within the required 21 day time frame.
Contact: Grace Sannazzaro, 775.328.3771, gsannazzaro@washoecounty.us
- Washoe County Public Works
 - ❖ Engineering Division is requiring proof of payment for the Regional Road Impact Fee.
Contact: Leo Vesely, 775.328.8032, lvesely@washoecounty.us
 - ❖ Traffic Division commented that the proposed commercial stable, ancillary activities and special events will not generate 80 peak hour trips and therefore, this proposal will not require a traffic study.
Contact: Clara Lawson, 775.328.3603, clawson@washoecounty.us
- Washoe County Health District
 - ❖ Environmental Health Services Division is requiring a solid waste disposal plan, and that the applicant contact the Nevada Division of Environmental Protection to determine if there is an adequate on-site sewage disposal system.
Contact: Bryan Tyre, 775.328.2434, btyre@washoecounty.us
 - ❖ Air Quality Management Division is requiring that the facility and roads be watered down with a water truck before, after, and as needed during events for dust control.
Contact: Charlene Albee, 775.784.7211, calbee@washoecounty.us
- Washoe County Department of Water Resources is requiring dedication of water rights. The quantity of water rights necessary for dedication will be based on the

number of horses boarded, irrigation demand, fixture unit counts, areas of pastures actively irrigated, and any other features of the subject facility.

Contact: John Buzzone, 775.954.4725, jbuzzone@washoecounty.us

- Palomino Valley General Improvement District (PVGID) is requiring that the roads be watered down with the on-site water truck before and after events, and the subject parcel's driveway accesses on Amy Road will need to have at least 12" diameter culverts to enable drainage into roadside ditches and the applicant shall repair any culverts that are damaged at PVGID's request.

Contact: Larry Johnson, 775-848-6788, palvalgid@gmail.com

- Truckee Meadows Fire Protection District is limiting any one event to no more than 40 on-site spectators; the subject parcel's egress must remain unobstructed and maintained to accommodate fire apparatus; the existing single family dwelling must not incorporate a commercial office use without prior proper approval through the Washoe County Building Department; and the existing two water tenders must remain on-site and available.

Contact: Joan Presley, 775.848.4608, presleyj@reno.gov

Public Notice

Notice providing the time, date, and location of the public hearing before the Board of Adjustment was mailed a minimum of 10 days prior to the public hearing date of June 7, 2012, to 33 separate property owners having property within 1,300 feet of the subject property. [Exhibit J]

Recommendation

Communication from reviewing agencies received during the course of the project analysis indicated there were no inconsistencies with each agency's regulations, including but not limited to the Master Plan and the Warm Springs Area Plan. Those agencies that responded provided conditions of approval to ensure that the proposal meets regulations that may not have been met thus far, and which addressed concerns voiced by some neighbors. Therefore, after a thorough analysis and review, Special Use Permit Case No. SB12-006 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Special Use Permit Case No. SB12-006 for Richard L. Olson, having made all five findings in accordance with Washoe County Development Code Section 110.810.30:

1. Consistency. That the proposed commercial stable facility, ancillary uses, and special events are consistent with the action programs, policies, standards and maps of the Master Plan and the Warm Springs Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided; the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;

3. Site Suitability. That the site is physically suitable for a commercial stable facility, including ancillary uses and special events, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the special use permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area; and
5. Effect on a Military Installation. Issuance of the special use permit will not have a detrimental effect on the location, purpose, or mission of any military installation.

Appeal Process

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Applicant/Property Owner: Ronald L. Olson, 1760 Manzanita Lane, Reno, NV 89509

Consultant: Bighorn Consulting, Attn: Eric Anderson, P.E., PO Box 18790, Reno, NV 89511

Other Persons: McDonald-Carano-Wilson LLP, Attn: Mark Dunagan, Esq., PO Box 2670, Reno, NV 89505

Action Order xc:

EXHIBIT A



Conditions of Approval

Special Use Permit Case No. SB12-006

The project approved under Special Use Permit Case No: SB12-006 for Amy Ranch Stables, aka High desert Equine Center, shall be carried out in accordance with the Conditions of Approval **granted by the Board of Adjustment on June 7, 2012**. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Special Use Permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Department of Community Development.

Compliance with the conditions of approval related to this Special Use Permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Special Use Permit may result in the initiation of revocation procedures.

Operational Conditions are subject to review by the Department of Community Development prior to the renewal of a business license each year. Failure to adhere to the Operational Conditions may result in the Department of Community Development recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "Conditions of Approval" are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the District Health Department must be appealed to the District Board of Health.**
- **The RENO-TAHOE AIRPORT AUTHORITY is directed and governed by its own Board. Therefore, any conditions set by the Reno-Tahoe Airport Authority must be appealed to their Board of Trustees.**
- **The REGIONAL TRANSPORTATION COMMISSION (RTC) is directed and governed by its own board. Therefore, any conditions set by the Regional Transportation Commission must be appealed to that Board.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Department of Community Development

1. The following conditions are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact: Grace Sannazzaro, 775.328.3771, gsannazzaro@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit.
- b. A Washoe County Business License shall be required and shall be issued only upon all conditions of approval being satisfied, with the exception of the operational conditions; said operating conditions must be continually satisfied throughout the life of the project.
- c. The applicant shall have 21 days from the date of approval of the special use permit to obtain a Washoe County Business License for the approved project. If the 21 day time limit is exceeded, except as provided in subsection d below, this special use permit shall become null and void.
- d. If satisfying a condition of approval requires more than 21 days from the date of approval of the special use permit, the Department of Community Development may grant an extension of time to obtain a business license. An extension of time to obtain a business license may only be granted upon the applicant providing documentation from the appropriate reviewing agency that more time is needed to satisfy the condition of approval. The applicant shall be responsible for submitting a letter requesting an extension of time for a business license, along with written documentation from the applicable reviewing agency in support of the request. The letter of request and documentation shall be submitted to the Department of Community Development before the 21 day time limit has expired.

- e. The applicant shall attach a copy of the action order approving this project to all administrative permit applications (including building permits) applied for as part of this special use permit.
- f. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two working days from the date of notification.

- g. The surface of all driveways and parking areas shall meet all applicable Development Code standards unless the applicant is granted a modification of parking standards by the Director of Community Development. Plans submitted must be acceptable to the Air Quality Management Division of District Health, the Engineering Division of the Department Public Works, and the applicable fire agency.
 - h. The subject parcel shall all meet applicable commercial landscaping standards as required in the Washoe County Development Code unless the applicant is granted a modification of landscaping standards by the Director of Community Development.
2. The following are **Operational Conditions** which shall be required for the life of the commercial stables facility, and are requirements of the Department of Community Development, which shall be responsible for determining compliance with these conditions.

Contact: Grace Sannazzaro, 775.328.3771, gsannazzaro@washoecounty.us

- a. No more than 35 horses shall be commercially boarded at one time.
- b. Hours of operation shall be as follows.
 - i. Commercial Boarders: 7:00 a.m. to 10:00 p.m. seven days per week
 - ii. Special Events: 8:00 a.m. to 9:00 p.m. any day(s) of the week
 - iii. Ancillary Activities: 8:00 a.m. to 9:00 p.m. any day(s) of the week
- c. Special events shall consist of Clinics, Performance Events, and Roping Events.
 - i. Clinics shall not exceed 3 consecutive days per event and shall be limited to three events per calendar year.
 - ii. Performance Events shall be limited to 4 one-day events per calendar year.
 - iii. Roping Events shall be limited to 15 one-day events per calendar year.

- d. The total number of days per calendar year for special events shall not exceed 28 days; and the total number of special events per calendar year shall not exceed 22 days. To further clarify, a 3-day event shall be counted as three separate days in the calendar year for special events, leaving 25 days remaining in the calendar year for special events.
- e. Any use of an amplified public address/sound system shall be limited to special events only and shall be used only between the hours of 8:00 a.m. to 9:00 p.m. Any and all sound amplification associated with the subject facility shall be placed in the outdoor arena and shall face the center of the arena. Any amplified sound shall not exceed the noise standards as established by the Washoe County Development Code and shall not be utilized outside the limited hours as identified in this condition.
- f. Overnight camping with no hookups shall be allowed during special events for not more than two consecutive nights and shall be limited to 15 horse trailers, RV's or other trailers.
- g. Any camping not related to a special event shall follow the regulations under Temporary Camping in Article 310 of the Washoe County Development Code.
- h. All on-site outdoor lighting, except for security and safety lights, shall terminate by 11:00 p.m. during the months of May, June, July, August, September and October, and by 10:00 p.m. during the remaining months of the year.
- i. The applicant/property owner shall have a complete manure management system in place that involves collection, storage (temporary or long term) and disposal or utilization. The manure storage site shall be screened from view with solid fencing or walls.
- j. No parking of trailers or vehicles of any kind shall be allowed off site, which includes the public right-of-ways of Amy Road and Ironwood Road.
- k. Failure to comply with the conditions of approval shall render this approval null and void.
- l. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Department of Community Development to review conditions of approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Department of Community Development of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.
- m. This special use permit shall remain in effect as long as the business is in operation, has complied with all conditions, continues to comply with operational conditions, and maintains a valid business license.

Washoe County Department of Public Works

3. The following condition is a requirement of the Engineering Division, which shall be responsible for determining compliance with this condition.

Contact: Leo Vesely, P.E., 775.328.8032, lvesely@washoecounty.us

- a. The project is subject to the Regional Road Impact Fee. Proof of payment shall be submitted to the Engineering Division of the Washoe County Public Works Department.

Washoe County Health District

4. The following conditions are requirements of the Washoe County Health District, **Environmental Health Services Division**, which shall be responsible for determining compliance with the following conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any appeal to the conditions set by the Health District must be appealed to the District Board of Health.

Contact: Bryan Tyre, P.E., Acting Senior Licensed Engineer, 775.328.2430, btyre@washoecounty.us

- a. A solid waste plan must be submitted. The solid waste plan shall conform to the Washoe County District Board of Health Regulations Governing Solid Waste Management.
 - b. The adequacy of the on-site sewage disposal system to accommodate a special event shall be determined by the Nevada Division of Environmental Protection (NDEP). Please contact NDEP for commercial on-site sewage disposal requirements.
 - c. If events are held more than 60 days per year and at least 25 people attend each event, the facility will be regulated as a public water system and be subjected to all of the requirements of the Safe Drinking Water Act.
 - d. Portable toilets shall be required for special events according to the guidelines in the Washoe County District Board of Health Regulations Governing Sewage, Wastewater and Sanitation.
5. The following condition is a requirement of the Washoe County Health District, **Air Quality Management Division**, which shall be responsible for determining compliance with the following condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any appeal to the conditions set by the Health District must be appealed to the District Board of Health.

Contact: Charlene Albee, 775.784.7211, calbee@washoecounty.us

- a. A water truck shall begin providing surface moisture for dust control the day before all special events and shall continue to operate through the day after all special events. Access roads, parking areas, arena areas, and any other travel areas shall be watered down as necessary to control the generation of fugitive dust emissions.

Department of Water Resources (DWR)

6. The following condition is the requirement of the Department of Water Resources, which shall be responsible for determining compliance with this condition.

Contact: John Buzzone, P.E. Senior Licensed Engineer, 775.954.4725, jbuzzone@washoecounty.us

- a. Water rights in accordance with Article 422 of the Washoe County Developmental Code and the Warm Springs Area Plan shall be dedicated to Washoe County prior to the issuance of a business license or building permit. The water rights must be in good standing with the State Division of Water Resources and shall reflect the point of diversion, place of use, and manner of use satisfactory to the DWR. The quantity of water rights necessary for dedication will be based on the number of horses boarded, irrigation demand, fixture unit counts, areas of pastures actively irrigated and any other features of this facility. The subject water rights will then be made available to the applicant via a 99-year water lease agreement at no cost to the applicant.

Palomino Valley General Improvement District (PVGID)

7. The following conditions are requirements of the Palomino Valley General Improvement District (PVGID), which shall be responsible for determining compliance with these conditions.

Contact: Larry Johnson, President, 775-848-6788, palvalgid@gmail.com

- a. On event days the applicant shall use a water truck on the roads before participants and spectators arrive, and again just before participants and spectators leave.
- b. All driveways for the subject parcel accessing Amy Road shall have 12" diameter culverts or larger in order to perpetuate drainage into roadside ditches.
- c. The applicant shall extend in both directions the length of the existing culvert that is located at the main entry of the subject parcel to prevent damage to culvert ends from the turning radius of longer vehicles, such as trucks and horse trailers.
- d. The applicant shall repair future damaged culverts when requested by PVGID.

Truckee Meadows Fire Protection District

8. The following conditions are requirements of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with these conditions.

Contact: Joan Presley, 775.848.4608, presleyj@ci.reno.nv.us

- a. Any one event shall not exceed 40 on-site spectators in order to facilitate parking and maintain fire department access.

- b. Fire department egress shall be maintained for the life of the equine facility, so that road surface is accessible year-round and capable of sustaining fire apparatus.
- c. The existing single family dwelling shall not be used as a commercial office without first acquiring approval through the Washoe County Building Department.
- d. The existing two water tenders shall remain available on the subject parcel.

*** End of Conditions ***

WARM SPRINGS CITIZEN ADVISORY BOARD**MEMORANDUM**

TO: Grace Sannazzaro, Staff Representative
 FROM: Allayne Donnelly-Everett, Recording Secretary
 DATE: May 18, 2012
 SUBJECT: Special Use Permit Case No. SB12-006 for Amy Ranch Commercial Stables, aka High Desert Equine Center, Ron Olson, applicant.

The following is a portion of the draft minutes of the regular meeting of the Warm Springs Citizen Advisory Board held May 7, 2012.

Special Use Permit Case No. SB12-006 for Amy Ranch Commercial Stables, aka High Desert Equine Center, Ron Olson, applicant. – Jeff Wiggins introduced this item and acknowledged the home owner, applicant and his representatives that were in attendance. Mr. Wiggins stated that a complaint was filed against the applicant after the March WSCAB meeting. A facility in Sparks went out of business so the horses were brought to this facility. The intent is to move the horses to the new equestrian center as soon as it is available. The CAB recommended up to fifty horses without any special use permit. The current zoning is three horses. The applicant is asking for approval to board thirty five horses for boarding and they will use Amy Ranch facility occasionally for special events. The applicant has already been approved for the equestrian center at Whiskey Springs and Ironwood. Grace Sannazzaro, Staff Representative was available to address code, policy and process questions. Eric Anderson, Big Horse Consulting presented request to allow the operation of commercial stables as authorized in Article 302, Allowed Uses, and Article 810, Special Use Permits. The applicant is requesting a special use permit to operate an equestrian facility for boarding of up to thirty five horses, riding lessons, and up to twenty two special events and activities. The parcel is located at 4455 Amy Road, is zoned General Rural Agricultural, is approximately forty acres in size, and is within the boundaries of the Warm Springs Citizen Advisory Board and Commissioner District 5. (APN: 077-140-06) Mr. Anderson stated that the application will bring the facility into compliance with Washoe County Code. They are requesting overnight stays of up to fifteen trailers on site. They are requesting hours of operation from 7:00 a.m. to 10:00 p.m. seven days per week. The applicant plans to install lower illumination lighting and will install shields over the lights. The public address system would be off by 9:00 p.m. Staff: Grace Sannazzaro, Planner, 775.328.3771, gsannazzaro@washoecounty.us **MOTION:** Larry Chesney moved to recommend approval of SB12-006 as presented and based on staff recommendations. Jeanne Herman seconded the motion. The motion carried unanimously.

Comments and Concerns

- In response to questions raised, Joe Juneau stated that allowing overnight stays must be tied into an event.
- In response to questions raised, Mr. Juneau, the applicant's representative for the Amy Ranch Stables stated that they would like to retain the right to use the Amy Ranch Rd, facility after the Springwood facility is open. They would like to retain the right to use the Amy Ranch facilities in the future for practice and some overflow if needed. Springwood should open in 2013 and it is fully permitted and all events will comply with County Code.
- In response to questions raised, Jeff Wiggins stated that code allows for up to ninety nine participants without any special permits. Mr. Wiggins stated that they historically had less than 20 participants.
- Mr. Juneau stated that Ironwood would be the closest road in to the facility.
- Larry Johnson, PVGID asked that if the applicant would fund the PVGID for dust pallet application. The PVGID would leave the dust controls option up to the applicant.
- Mr. Juneau stated that they do not have a problem with dust control measures on the ingress and egress roadways and along Amy Ranch Road.
- Jeff Wiggins stated that all roads have truck traffic when they have construction. Every landowner has the right to use the roads for vehicle traffic and truck traffic. Mr. Johnson stated that he does not see where a truck traffic pulling a horse trailer would have significant negative impacts.
- Kathleen Davis stated concern that there should be a cut-off time when generators would be shut off. Mr. Juneau stated that noise would be cut off according their conditioned hours of operation.
- John Poundstone stated that concern that 'temporary use' is not correct, that the use would be longer with overflow and other uses. Mr. Poundstone stated concern that traffic and partying would have negative effects.

- Mr. Juneau stated that they are trying to keep the facility in compliance with Washoe County Code and mitigate any negative impacts. Mr. Juneau stated that there is no reason to make participants to drive the additional three miles into the facility. Mr. Juneau stated that they have been in operation for the past three years and he does not anticipate an increase in participation.
- Mr. Poundstone stated that he moved into the area to be away from high traffic and other negative impacts. Mr. Poundstone stated concern that the applicant seems to have their feet in the door to expand in the future and still be in compliance.
- Mr. Wiggins stated that the applicant should comply with conditions of approval. Mr. Wiggins also stated that the special use permit stays with the land. Mr. Wiggins added that the participants in an event should be a good neighbor.
- Katherine Snedigar stated that she lives in a direct line from the facility on Amy, and she has not had any dust. Ms. Snedigar stated that she could have eighty horses, and fifty of her friends come to her home for events that she does not need any permit of any kind.
- Darla Owen, adjacent neighbor stated concern that loud speakers would negatively impact her property. Mr. Juneau stated that their cut-off time is 9:00 p.m. Mr. Juneau stated that they reserve the right to allow some people to stay overnight and that they would comply with the hours of operation allowed by Washoe County. Ms. Owen stated that if the applicant has fifty to one hundred participants staying overnight that this would negatively impact adjacent neighbors.
- Mr. Juneau stated that they would not allow inappropriate activity and they would honor the conditions of approval. Mr. Juneau stated that they have removed some loud speakers and past uses are a template for what they plan to do in the future. Evening is a good time for qualifying events.
- Larry Chesney stated that Ms. Owen can contact Washoe County to register a complaint.
- Grace Sannazzaro stated that should the applicant break their condition of approval, that the special use permit would be withdrawn by Washoe County.
- Kenneth McGuire stated concern whether the applicant has water rights sufficient to move forward with the permitting process. Ms. Sannazzaro stated that the Department of Water Resources would review the application for sufficient water rights.
- In response to concerns raised regarding disposal of horse manure, Mr. Wiggins stated that horse manure is considered as dirt by the EPA (Environmental Protection Agency).
- Bruce Cote stated concerns regarding whether all event holders would pay for repair and maintenance of PVGID roadways. Mr. Wiggins stated that the PVGID would handle roadway usage just as it has in the past. Mr. Cote stated further concern whether the impacts from this applicant would be an additional burden considering the existing allowable uses.
- Mark Dunnigan, Legal Council for the Applicant stated that the applicant is not expanding any operations. They are making application to come into compliance with Washoe County code and they would not expand the operation. Mr. Cote stated that people do not feed twenty or thirty horses unless they are making money off of them. Mr. Cote stated that the applicant should assist with the cost of maintenance of the roads.
- It was stated that the condition of all of the roads is a different issue and people can not expect one land owner to pay for other peoples roadways.
- Larry Johnson, PVGID stated that there would be an influx of traffic in the beginning of and the evening of events and watering once in the morning and in the evening would be the best schedule.
- Darla Owen stated that she lives adjacent to the Amy Ranch location and stated concern that the use of loud speakers will be a negative noise impact on her quality of life. Ms. Owen asked that there be conditions of approval to limit the use of loud speakers. Ms. Owen stated that there have been occasions when the loud speakers could be heard inside her home. (Ms. Owen spoke under public comment, item 3, pertaining to item 7. A.)
- Katherine Snedigar responding to Ms. Owen's statement stated I am not a legal fiction, I am a living self conscious being, I am not a resident of Washoe County, I live in Washoe County. Ms. Snedigar stated that Ms. Owen is mistaken about speakers. You don't have to have speakers to hear your neighbor talking. When I was outside, my neighbor had a bunch of girls over and they were practicing for the high school rodeo and they were doing barrel racing. She happened to be facing in my direction. She was at the back part of her property and I was at the front part of mine. I could hear every single word that she said and she was talking in a normal voice. So the speaker thing is a misrepresentation of what is really happening. Now, if Darla actually has this private nuisance going on, that is tort that she can take up with the court. And then she can go into the court and she can show them what her injuries are as a result of these speakers. That is what is known of in law as a private nuisance. It has to affect a large number of the public. When there is a private nuisance, that is where one neighbor takes it up with another neighbor. If there is no resolution, then the neighbor that seems to be bothered of have some sort of harm or injury caused, an actual harm or injury, then they take it to court. The court hears both sides and sees the evidence in order to make a decision on there has actually been harm caused. Thank you. (Ms. Snedigar responded to Ms. Owen's comment under public comment, item 3, pertaining to item 7. A.)
- Darla Owen submitted comments in writing stating concerns regarding the proposed project.
- Midge Bevilacqua submitted comments in favor of the proposed project.

c: Bonnie Weber, Commissioner
Jeff Wiggins, Chair.
Bill Whitney, Acting Director
Bob Webb, Planning Manager
Sarah Tone, County Liaison
Andrea Tavener, CAB Program Assistant

EXHIBIT C

The views expressed in the "Community Alert" letter certainly does not represent the views of all Palomino Valley residents. My husband and I have lived here for seven years and own property on Bootstrap and Broken Spur (very close to Olson's). We think the negative concerns stated in the letter are very reactionary and overstated. We do not know Mr. Olson but we've seen the quality of the improvements he has put into his properties and we believe the proposed horse facility would be built in good taste and be an asset to our property values. Furthermore we think property as rural and sparsely populated as Palomino Valley is perfect for an equine facility.

My husband worked for the Palomino Valley GID for several years and never heard a complaint regarding Mr. Olson's use of his property for the purpose of promoting horse events. If you can't have horse stables here then where? We certainly approve of this project.

Sincerely,

Sue Anderson

From: mceltic46@aol.com
Sent: Sunday, May 06, 2012 8:24 PM
To: Sannazzaro, Grace
Subject: Palomino Valley Equestrian issue

Dear Grace/ my husband Jim and I bought property in Palomino Valley on Quaking Aspen Rd. in 1981 /which we sold and then purchased our current home at 1255 Hockberry Rd/corner of Hockberry and Ironwood road and one block per say if lived in town to the 4455 Amy road residence. We have always been equestrian owners/once here we adopted an orphan mustang colt whose mother died in the inhumane wild horse gather in the Fox Mtns. near Gerlach ,Nevada. The BLM told me when I was there if I did not take him that day he would die as they had no means of feeding orphan foals. Of course I took him home as I did not want a poor baby without his mother to die.He is 26 years old/healthy/happy/and has never been off our 40 acre property. Over the years those/like Pratt/Douglas/ Newel/ Fonnestock/ I may have their names spelled wrong/but because have the big \$\$\$ and most of the Valley water rights have sought zoning changes/to enable spot zoning development of 2 1/2 acre parcels/ and proposed golf course communities such as DAndrea in Sparks instead of the equestrian development suggested by multiple home owners as alternate plan when the big water rights owners sought for a 3500 home community more than 10 years ago with a golf course/and no concern for impact on area roads/Pyramid Highway etc. so the county caved into special interests /money in their pockets? and set aside a small Specific Plan area that would allow 2 and 1/2 acre minimal parcels/.Well to date only George Newel's tiny development off of Whiskey Springs Rd. put any houses up. Everyone else including the California developer looking at building 3500 homes on small lots went away as could not make money. Since that County fiasco the zoning here in Palomino Valley was returned to original Agricultural zoning and the rural residential zoning discarded. The majority of individuals now and previously residing in Palomino Valley have horses,or other agricultural type animals and wish to continue to be able to have them. Our 40 acre minimum lots support such a desire. We are within viewing distance of the proposed event center at 4455 AMY rd and totally support any equestrian facility. We were greatly disappointed that this home owner who had originally intended an equestrian center at corner of Pryamid Hyway and Whiskey Springs road can no longer make feazable because of the County's imposed fees an state of the art equestrian facility comparable to the Reno Events Livestock Center on Wells/they had a calendar put together for upcoming year with Jr. Rodeo events/multiple equestrian events that would benefit the entire Reno/ Sparks/Washoe County complex/ and the few homeowners opposing/have no horses/and no business living in an area predominantly with horse owners/ they should have bought in Pebble Creek type of developments/ you want to move to the country than you need to accept/ what the country brings in an Agricultural zoned area. The people being under scrutiny have spent a lot of \$\$ to realize their and the majority of Palomino Valley owner dreams/potentially are improving our property values/and in a recent home fire in Palomino Valley the Fire department were only able to get water from their well the 4455 Amy rd folks at corner of Whiskey Springs rd. and Pyramid Highway plus they sent their 3 privately owned water trucks to help try and save a fellow resident's home when the GID well was locked and could not be reached. We as very close neighbors to proposed development have never incurred any negative listed items in the county community alert mailing.

Jim and Susan Ambrose 1255 Hockberry Rd/Reno/Nv./89510

April 20, 2012

To whom it may concern:

I am aware that High Desert Equine LLC, located at 4455 Amy Rd, Reno, NV, 89510, which is located in Palomino Valley, is applying for a special use permit for a commercial boarding stable. I am a resident of the valley and neighbor to this facility and I have no objection to this permit being granted.

Sincerely,


Signature

Robert J. Avila
Print name

4308 Amy Rd
Address


Reno, Nv. 89510
City, State, Zip

April 20, 2012

To whom it may concern:

I am aware that High Desert Equine LLC, located at 4455 Amy Rd, Reno, NV, 89510, which is located in Palomino Valley, is applying for a special use permit for a commercial boarding stable. I am a resident of the valley and neighbor to this facility and I have no objection to this permit being granted.

Sincerely,


Signature

DIANA AVILA
Print name

4300 Amy Rd.
Address

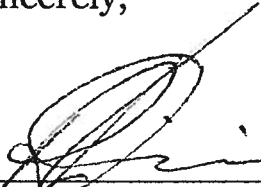
RENO, NV 89510
City, State, Zip

April 20, 2012

To whom it may concern:

I am aware that High Desert Equine LLC, located at 4455 Amy Rd, Reno, NV, 89510, which is located in Palomino Valley, is applying for a special use permit for a commercial boarding stable. I am a resident of the valley and neighbor to this facility and I have no objection to this permit being granted.

Sincerely,



Signature

RICHARD CIERI

Print name

4700 GRASS VALLEY RD

Address

RENO, NV 89510

City, State, Zip

April 20, 2012

To whom it may concern:

I am aware that High Desert Equine LLC, located at 4455 Amy Rd, Reno, NV, 89510, which is located in Palomino Valley, is applying for a special use permit for a commercial boarding stable. I am a resident of the valley and neighbor to this facility and I have no objection to this permit being granted.

Sincerely,


Signature

Jeffrey L. DAVIS
Print name

5555 Wilcox Ranch Road
Address

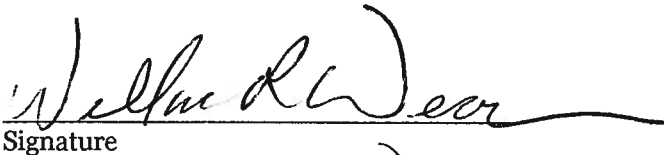
Reno, Nevada 89510
City, State, Zip

April 20, 2012

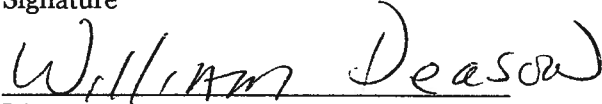
To whom it may concern:

I am aware that High Desert Equine LLC, located at 4455 Amy Rd, Reno, NV, 89510, which is located in Palomino Valley, is applying for a special use permit for a commercial boarding stable. I am a resident of the valley and neighbor to this facility and I have no objection to this permit being granted.

Sincerely,



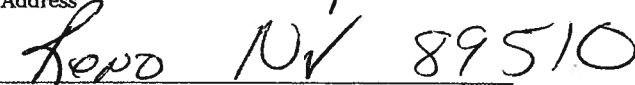
Signature



Print name



Address



City, State, Zip

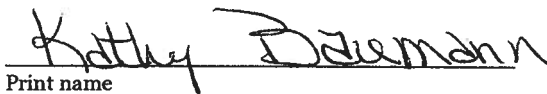
April 20, 2012

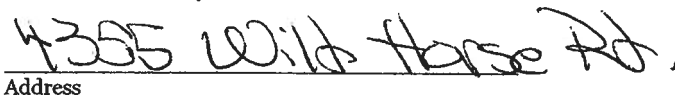
To whom it may concern:

I am aware that High Desert Equine LLC, located at 4455 Amy Rd, Reno, NV, 89510, which is located in Palomino Valley, is applying for a special use permit for a commercial boarding stable. I am a resident of the valley and neighbor to this facility and I have no objection to this permit being granted.

Sincerely,


Signature


Print name


Address

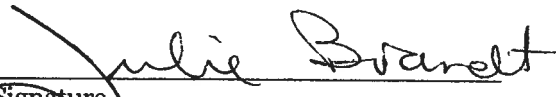

City, State, Zip

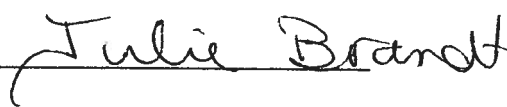
April 20, 2012

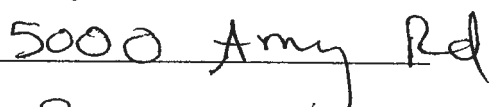
To whom it may concern:

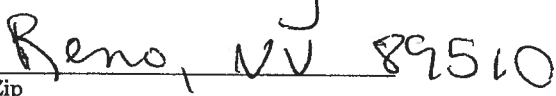
I am aware that High Desert Equine LLC, located at 4455 Amy Rd, Reno, NV, 89510, which is located in Palomino Valley, is applying for a special use permit for a commercial boarding stable. I am a resident of the valley and neighbor to this facility and I have no objection to this permit being granted.

Sincerely,


Signature


Print name


Address


City, State, Zip

April 20, 2012

To whom it may concern:

I am aware that High Desert Equine LLC, located at 4455 Amy Rd, Reno, NV, 89510, which is located in Palomino Valley, is applying for a special use permit for a commercial boarding stable. I am a resident of the valley and neighbor to this facility and I have no objection to this permit being granted.

Sincerely,


Signature

Jean Jorgenson
Print name

100 Ironwood Road
Address

Reno, NV 89510
City, State, Zip

April 20, 2012

To whom it may concern:

I am aware that High Desert Equine LLC, located at 4455 Amy Rd, Reno, NV, 89510, which is located in Palomino Valley, is applying for a special use permit for a commercial boarding stable. I am a resident of the valley and neighbor to this facility and I have no objection to this permit being granted.

Sincerely,

Guadalupe Medina S.

Signature

GUADALUPE MEDINA

Print name

3900 AMY

Address

RENO NV. 89511

City, State, Zip

April 20, 2012

To whom it may concern:

I am aware that High Desert Equine LLC, located at 4455 Amy Rd, Reno, NV, 89510, which is located in Palomino Valley, is applying for a special use permit for a commercial boarding stable. I am a resident of the valley and neighbor to this facility and I have no objection to this permit being granted.

Sincerely,

Pauline Park
Signature

Pauline Park
Print name

4455 Wild Horse Road
Address

Reno NV 89510
City, State, Zip

JOE

April 20, 2012

To whom it may concern:

I am aware that High Desert Equine LLC, located at 4455 Amy Rd, Reno, NV, 89510, which is located in Palomino Valley, is applying for a special use permit for a commercial boarding stable. I am a resident of the valley and neighbor to this facility and I have no objection to this permit being granted.

Sincerely,

Margaret F Bevilacqua
Signature

Margaret F Bevilacqua
Print name

3755 Amy Rd
Address

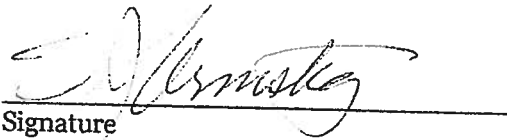
Reno NV 89510-9780
City, State, Zip

April 20, 2012

To whom it may concern:

I am aware that High Desert Equine LLC, located at 4455 Amy Rd, Reno, NV, 89510, which is located in Palomino Valley, is applying for a special use permit for a commercial boarding stable. I am a resident of the valley and neighbor to this facility and I have no objection to this permit being granted.

Sincerely,


Signature

SALLY J ARMSTRONG
Print name

2300 CROSSOVER RD
Address

RENO, NV 89510-9354
City, State, Zip

April 20, 2012

To whom it may concern:

I am aware that High Desert Equine LLC, located at 4455 Amy Rd, Reno, NV, 89510, which is located in Palomino Valley, is applying for a special use permit for a commercial boarding stable. I am a resident of the valley and neighbor to this facility and I have no objection to this permit being granted.

Sincerely,

Felton Hickman

Signature

Felton Hickman

Print name

4700 Pasture View Rd

Address

RENO, NV 89510

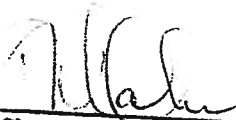
City, State, Zip

April 20, 2012

To whom it may concern:

I am aware that High Desert Equine LLC, located at 4455 Amy Rd, Reno, NV, 89510, which is located in Palomino Valley, is applying for a special use permit for a commercial boarding stable. I am a resident of the valley and neighbor to this facility and I have no objection to this permit being granted.

Sincerely,



Signature

Dorothy Watanabe

Print name

5605 Pony Springs Rd

Address

Reno, NV 89510

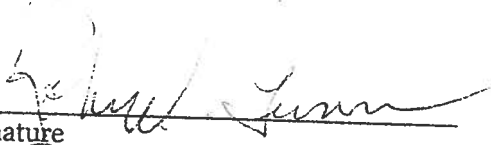
City, State, Zip

April 20, 2012

To whom it may concern:

I am aware that High Desert Equine LLC, located at 4455 Amy Rd, Reno, NV, 89510, which is located in Palomino Valley, is applying for a special use permit for a commercial boarding stable. I am a resident of the valley and neighbor to this facility and I have no objection to this permit being granted.

Sincerely,


Signature

ROBERT F GUNN
Print name

3855 AMY ROAD
Address

RENO, NV 89510
City, State, Zip

EXHIBIT D

Sannazzaro, Grace

From: owendarla@aol.com
Sent: Friday, May 25, 2012 8:16 AM
To: Sannazzaro, Grace
Subject: Grace - please rush as respects Amy Ranch Stables

Grace - I am so sorry, sometimes I just don't know what I am doing lately. This whole thing has me so up set. I need you to replace my previous email to the Board of Adjustment with this email. I found out I was wrong with the distances and was told not to name peoples names so please replace this with the other email I sent. If you cannot replace it can you at least send it in to the Board of Adjustment to be attached to my other mail and see if they will at least take the names out of it before it is posted. I have also corrected the distances that I had wrong before. Please let me know if this is possible or what i need to do to correct it.
Thank you
Darla

My name is Darla Owen and with my husband Ross we live at 4355 Amy Road, Reno, NV.89510. It is my understanding that Amy Ranch Stables wants to be open the hours of 7 a.m. to 10 p.m. for their boarding facility. I would like to ask that for any of the events which I now believe to be 28 total, that the loud speakers should be limited - i.e. end use no later than 9 p.m. , allow use for no more than 7 consecutive hours per event day, and decibel levels in accordance with WC Code 110.414.05 for adjoining GR or GRA parcels. This is a very quiet area and the amplified loud speakers will definitely have a negative impact on surrounding properties.

The use of the loud speakers previously at the Amy Ranch Stables arena, has had a negative impact on our well being inside and outside of our house. If there are no restrictions placed on their use of the loud speakers my husband and I will have no escape from the noise from the amplified loud speakers. I know that there is no limit on the number of loud speakers that Amy Ranch Stables can have but I would like to see a time limit placed on the loud speakers on all of the events of 7 consecutive hours of use and the decibel levels in accordance with WC

Code 110.414.05 for adjoining GR or GRA parcels. If approved Amy Ranch Stables can have, I believe 28 days of using the loud speakers. I have been told that they have taken down and rearranged the loud speakers but since I have not heard them since I was told this, I do not know how they will affect me now.

There are only 2 houses with in a 1/4 of a mile of the Amy Ranch Stables arena and 2 with in a 1/2 mile. All of the other houses are at least 1/2 mile and more away from the Amy Ranch Stables arena. I do feel that on event days, the hours that the loud speakers are used should be limited to 7 consecutive hours. I do feel that knowing when the peace and quiet will return is a large factor so you don't have to wonder when the loud speakers will be going on and off. With a 7 hour consecutive hour time period set you can at lease know when the noise will end and peace will return. i really don't know if 7 consecutive hours will be too much for me or if 7 consecutive hours will not be enough for Mr. Olson for Amy Ranch Stables arena or even if the Board of Adjustment will agree to something like this. I just feel that something is needed to halfway keep my peace of mind and at the same time let others half way do what they want to do.

I do have other concerns but my main concern is the loud speakers.

Everyone is different and people have moved out here for different reasons. Mr Olson does not live out here but he does own the property and wants a business out here. We really don't care what he does with his space but we don't want him to invade our space with the loud speakers all day long: making our lives miserable and causing us to be sick. We just hope we can all get along and enjoy our own space and life and not be miserable.

Sincerely

Darla & Ross Owen

4355 Amy Road

Reno, NV 89510

From: Martin Simone [martin@frankandsimonelaw.com]
Sent: Thursday, April 26, 2012 2:36 PM
To: Sannazzaro, Grace
Subject: Case No.: SB 12-006

Dear Ms. Sannazzaro,

I own APN 077-140-24 located in Sharrock Road. I would like to let you know that I am against the permit with case number SB 12-006. I do not want horse manure all over my property, loud noises and bright lights that disrupts us all.

Please make sure to contact all the property owners in the surrounding areas as to the outcome on this application. Should you have any questions, please feel free to contact me.

Sincerely,

MARTIN SIMONE, Esq.
Simone & Roos, GP
3530 Wilshire Blvd., Suite 1600
Los Angeles, CA 90010-2344
Telephone 1 (213) 384-4900
Facsimile 1 (213) 384-8322
Email msimone@simrooslaw.com

IMPORTANT!!: THIS MESSAGE DELIVERED BY ELECTRONIC MAIL, IS INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone so that we may make arrangements for the return or destruction of the message you received.

From: MYORKB@aol.com
Sent: Saturday, April 28, 2012 7:54 AM
To: Sannazzaro, Grace
Subject: Amy Ranch Commercial Stables/High Desert Equine Center

Dear Grace Sannazzaro;

I am writing in regards to the above subject. I wish to voice my desires in this matter.

First- This is supposed to be a rural/farm area not a business park. Over the years several people and companies have attempted to change that.

Second - This group has all ready set up a rodeo area with extremely loud speakers and overly bright lights. It is so bad that we cannot sit outside and enjoy our own property. There is dust, noise, heavy traffic on a dirt road not designed for this.

Last year was so bad that we had to turn up our television just to be able to tolerate the noise.

The people are constantly trespassing even when told. They harassed my 15 year old yellow lab on our land and in our front.

They have two pieces of property that are on separate roads and they speed back and forth on a regular basis.

There are other business areas available not in a rural area. Thank you for your time in this matter.

Michael Boyd

Ken & Sue McGuire [rockyacres2@yahoo.com]
Warm Springs CAB; Sannazzaro, Grace
Community Development Application Case No SB12-006
Email Received 05/06/2012 4:31 p.m.

[I tried to reply, but the computer said there was an error in the email address and it could not be sent. I could not save the email either. I had to copy it as a word document.]

We received a Community Alert letter in the mail on 5-5-12. It concerns the Army Ranch Stables application and special use permit.

The property in question, appears to have been operating for quite some time. Barns, pens and arena were all built before this application.

I hope they do well with their business, but I do have the following concerns associated with the special use permit. I will number my question to match the numbers on the permit.

1. Letter dated 5-3-12 increases the boarded horses from 20 to 35.
2. Horses owned by owner 40. This will be a total of 75 horses on 40 acres. Each horse needs 6 to 12 gallons of water per day depending on weather and exercise. That will be a total of 450 to 900 gallons per day. This does not include the unknown number of cattle on the ranch, dust control or household use. Does the owner have enough water or water rights?
3. Occasional overnight trailers have already equated to 2 trailers on site as regular living quarters.
7. Two trailers currently on site as living quarters. Both were visible from the Army Rd, but one has now been moved behind the barn. (after Community Alert letter received)
12. All roads in Palomino Valley are private roads that are an easement across private property. One exception is Winnemucca Ranch Road that belongs to the County located on the west of Hwy 445. All other roads are maintained by PVGID. Any additional traffic effects everyone. Any increase to road maintenance costs will be passed on to all property owners.
14. The property did have a large accumulation of manure. It was spread over the land on 5-6-12 with a dump truck. (after the Community Alert letter) Is this the plan to control flies, water contamination, etc? Horses will strip the native vegetation down to dirt. What plans does owner have to minimize the blowing dirt? Does he have adequate water right to use for dust control?
15. Current arena light shine on the roadway making night driving difficult, it is the equivalent of an approaching vehicle with bright lights on.

We have lived in the Valley since 1980 and have enjoyed the country lifestyle. My biggest concerns are the number of animals, increased traffic and water usage.

Please consider all items before making your decision.

Thank you.

Sue McGuire
4055 Army Rd
Palomino Valley
Reno, NV 89510

Error! Hyperlink reference not valid.

From: Dolldollb@aol.com
Sent: Monday, May 07, 2012 11:04 AM
To: Sannazzaro, Grace
Subject: Proposed High Equine Center in Palamino Valley

Dear Grace Sannazzaro;

In regards to the Amy Ranch Stables I wish to voice my opposition to this proposal. Since their arrival they have been a nuisance to this area. They ride across other peoples property and act as if they own everything around.

They built an arena and had rodeos until late at night with blaring loudspeakers extremely bright lighting. Other residents cannot even enjoy their own property and outside due to the noise and dust they make.

There are other areas that are set up for commercial use where a business can operate without the disruption this is causing. Their business will cause a decrease in my property value (who would want to be near this). I believe that there was a petition filed during the last voting period and it was voted down.

So now these people just buy up property and start building and doing what they want anyway - and I can see where they will say "well we have spent so much why can't we have the permit?" That is just wrong.

Again I wish to vote against this project.

Sincerely
Dolores Pico-Boyd

From: Ken & Sue McGuire [rockyacres2@yahoo.com]
Sent: Monday, May 07, 2012 11:11 AM
To: Warm Springs CAB
Cc: Sannazzaro, Grace
Attachments: 100_1979.JPG; 100_1971.JPG; 100_1972.JPG; 100_1980.JPG; 100_1976.JPG;
100_1973.JPG; 100_1970.JPG; 100_1977.JPG; 100_1975.JPG; 100_1981.JPG;
100_1978.JPG; 100_1974.JPG

We received a Community Alert letter in the mail on 5-5-12. It concerns the Amy Ranch Stables application and special use permit.

The property in question, appears to have been operating for quite some time. Barns, pens and arena were all built before this application.

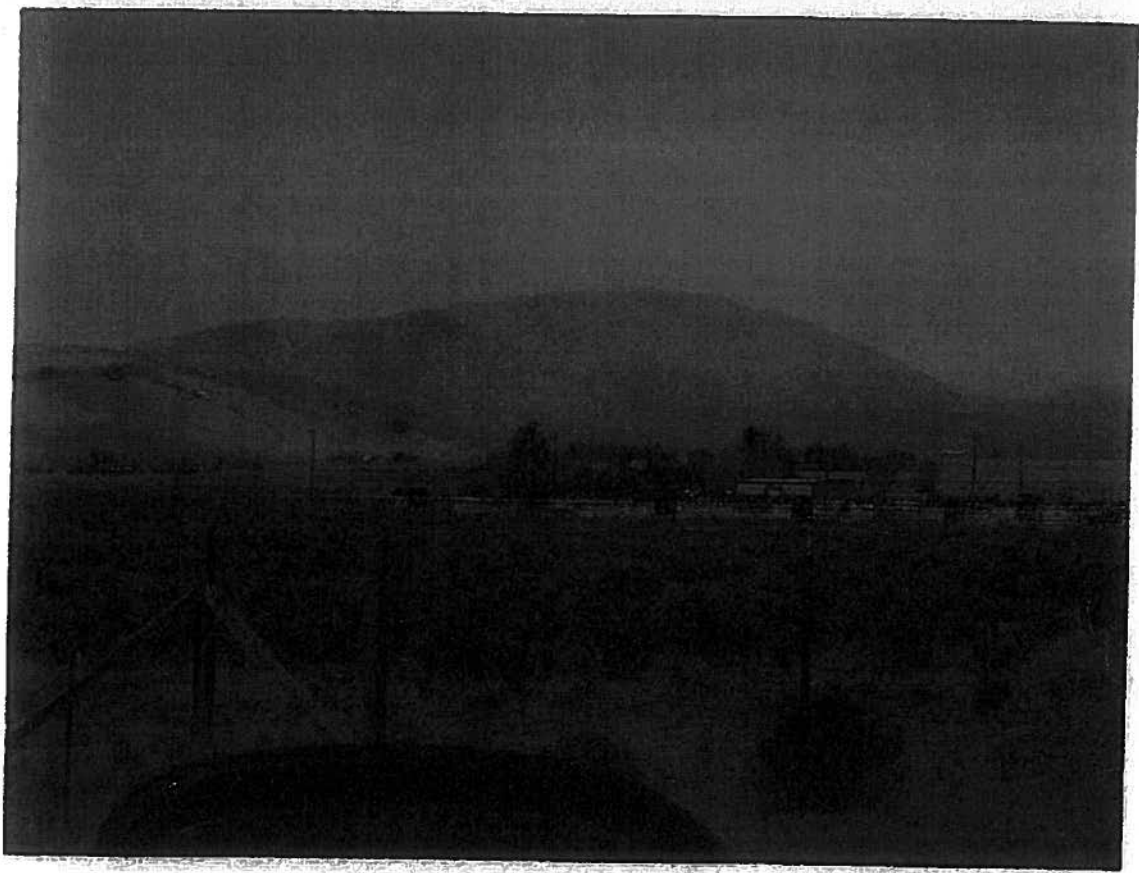
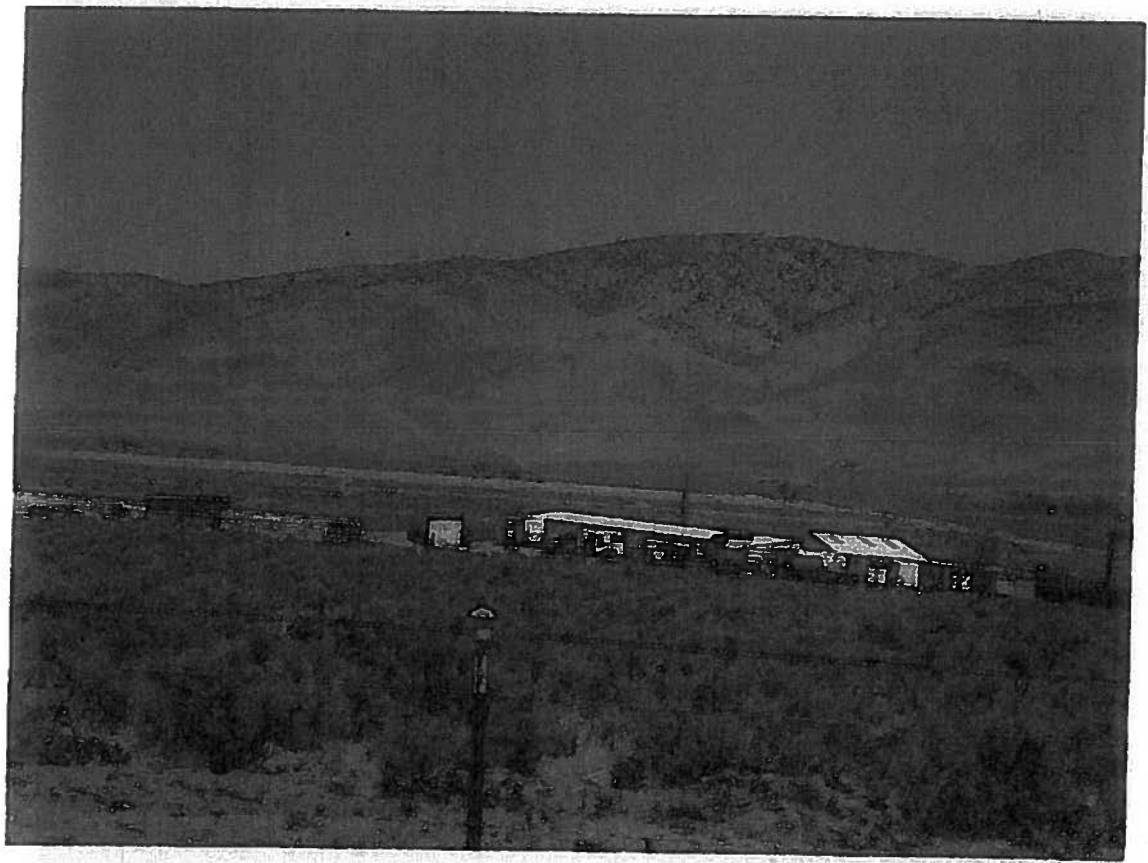
I hope they do well with their business, but I do have the following concerns associated with the special use permit. I will number my question to match the numbers on the permit.

1. Letter dated 5-3-12 increases the boarded horses from 20 to 35.
2. Horses owned by owner 40. This will be a total of 75 horses on 40 acres. Each horse needs 6 to 12 gallons of water per day depending on weather and exercise. That will be a total of 450 to 900 gallons per day or 328,500 gallons per year. This does not include the unknown number of cattle on the ranch (that need just as much water), dust control or household use. Does the owner have enough water or water rights?
3. Occasional overnight trailers have already equated to 2 trailers on site as regular living quarters. (see attached photos)
7. Two trailers currently on site as living quarters. Both were visible from the Amy Rd, but one has now been moved behind the barn. (after Community Alert letter received) (See attached photos)
12. All roads in Palomino Valley are private roads that are an easement across private property. One exception is Winnemucca Ranch Road that belongs to the County located on the west of Hwy 445. All other roads are maintained by PVGID. Any additional traffic effects everyone. Any increase to road maintenance costs will be passed on to all property owners.
14. The property did have a large accumulation of manure. It was spread over the land on 5-6-12 with a dump truck. (after the Community Alert letter) Is this the plan to control flies, water contamination, etc? Horses will strip the native vegetation down to dirt. What plans does owner have to minimize the blowing dirt? Does he have adequate water right to use for dust control?
15. Current arena light shine on the roadway making night driving difficult, it is the equivalent of an approaching vehicle with bright lights on.

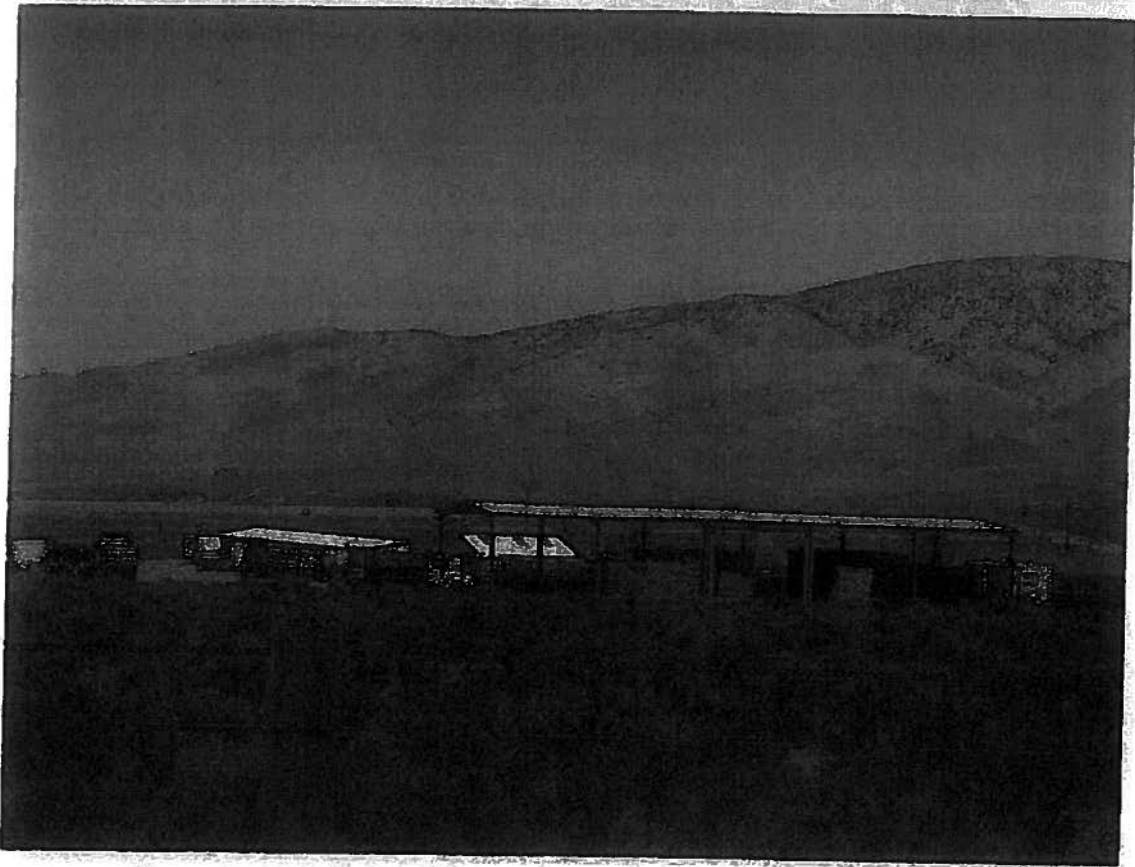
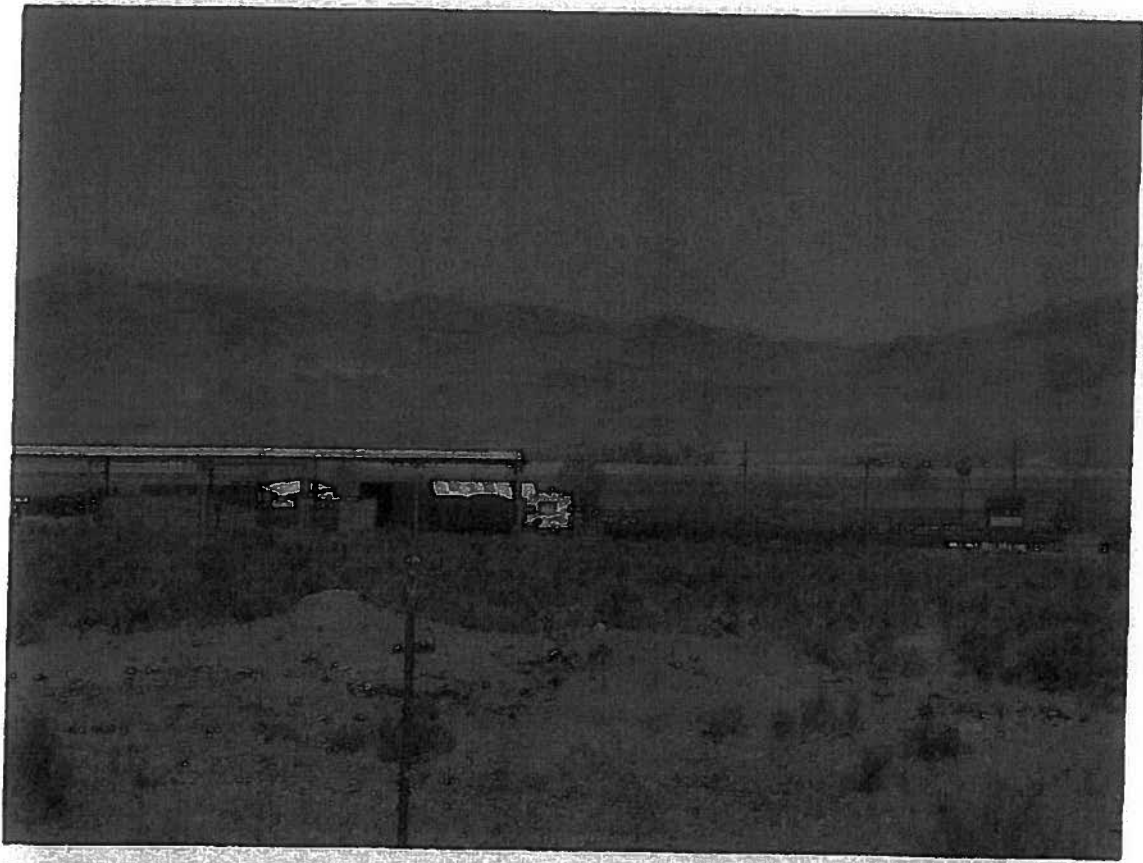
We have lived in the Valley since 1980 and have enjoyed the country lifestyle. My biggest concerns are the number of animals, increased traffic, light pollution and water usage.

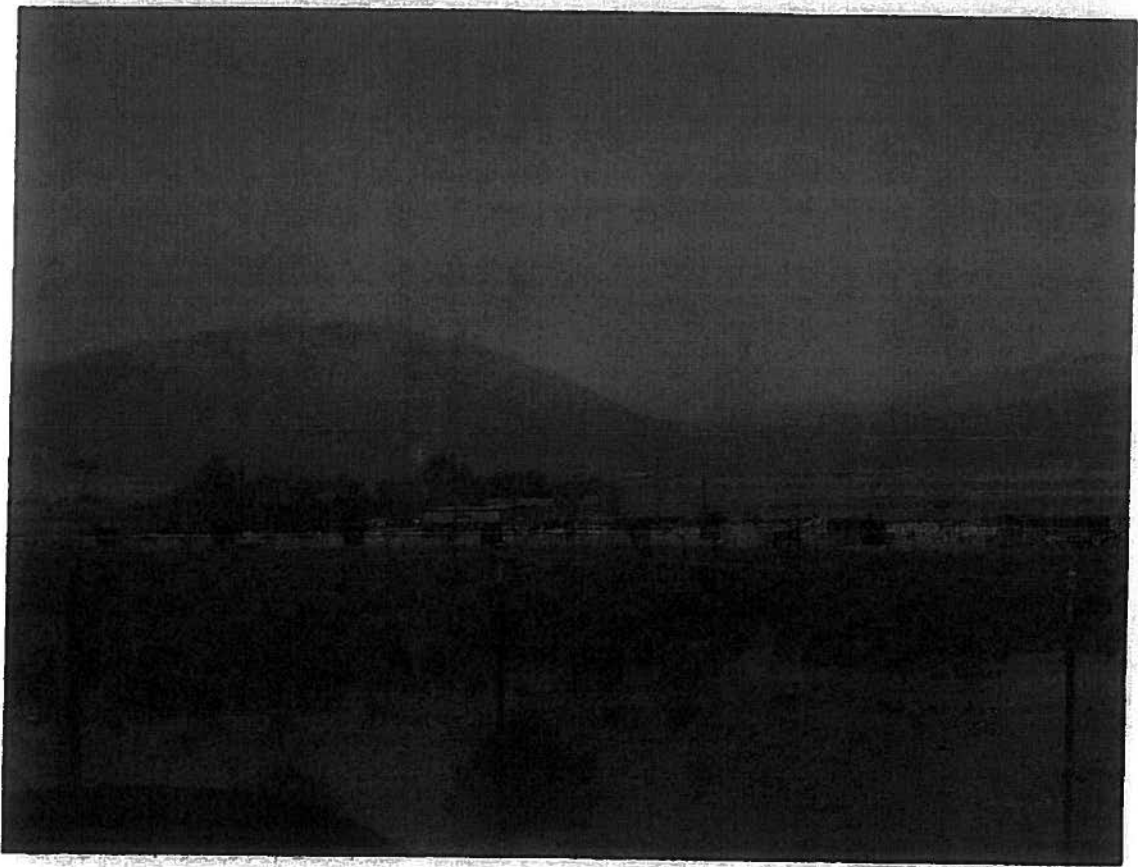
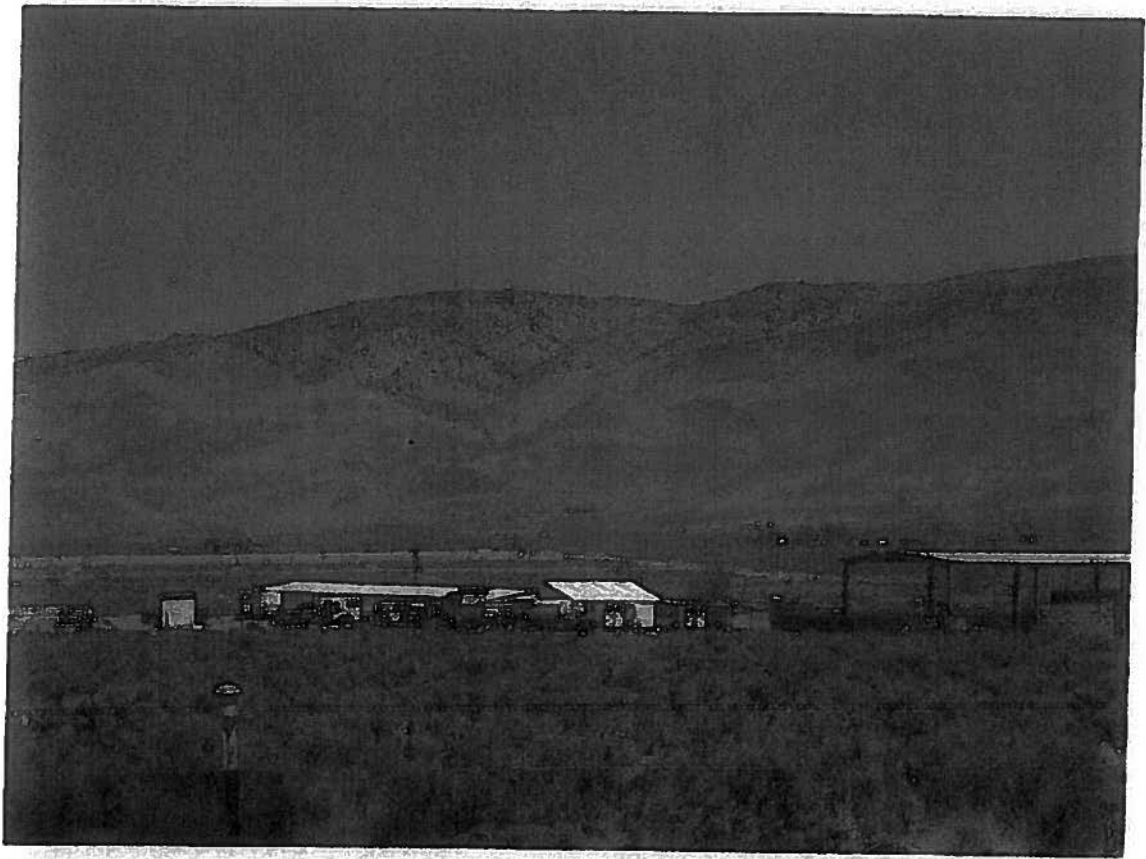
Please consider all items before making your decision.
Thank you.

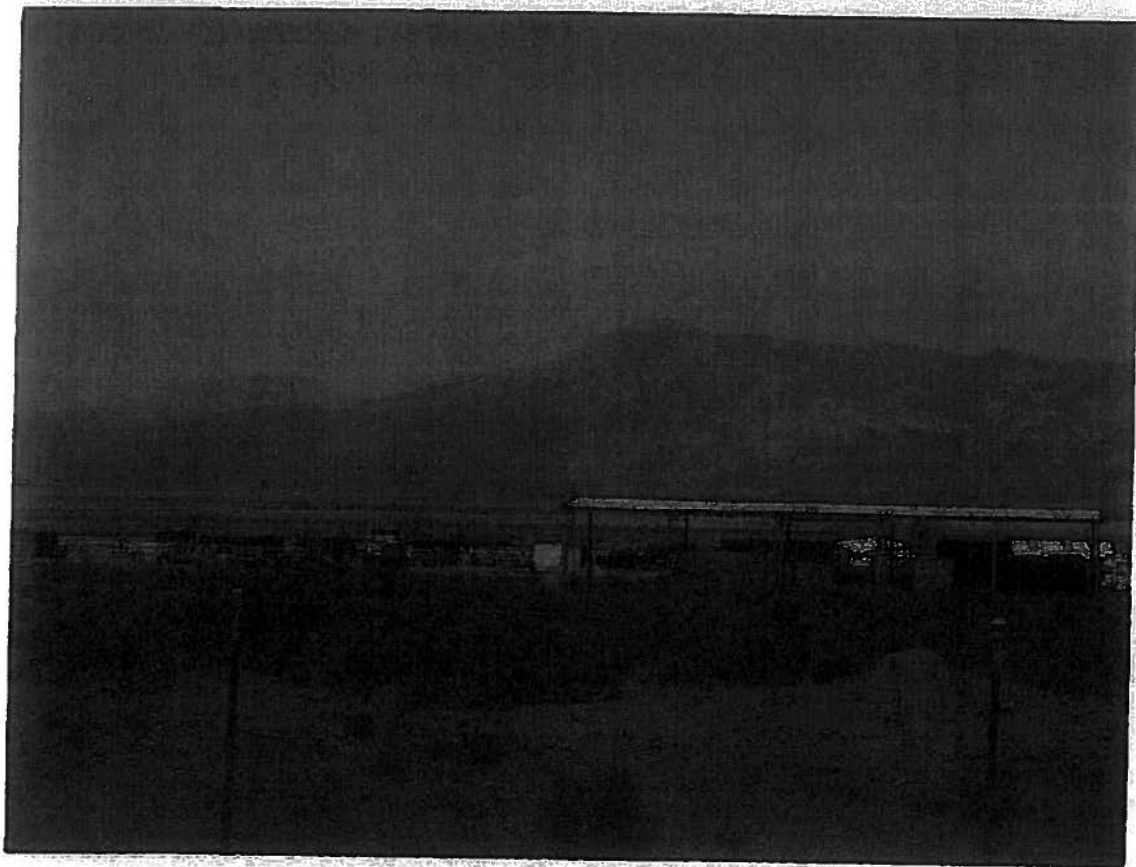
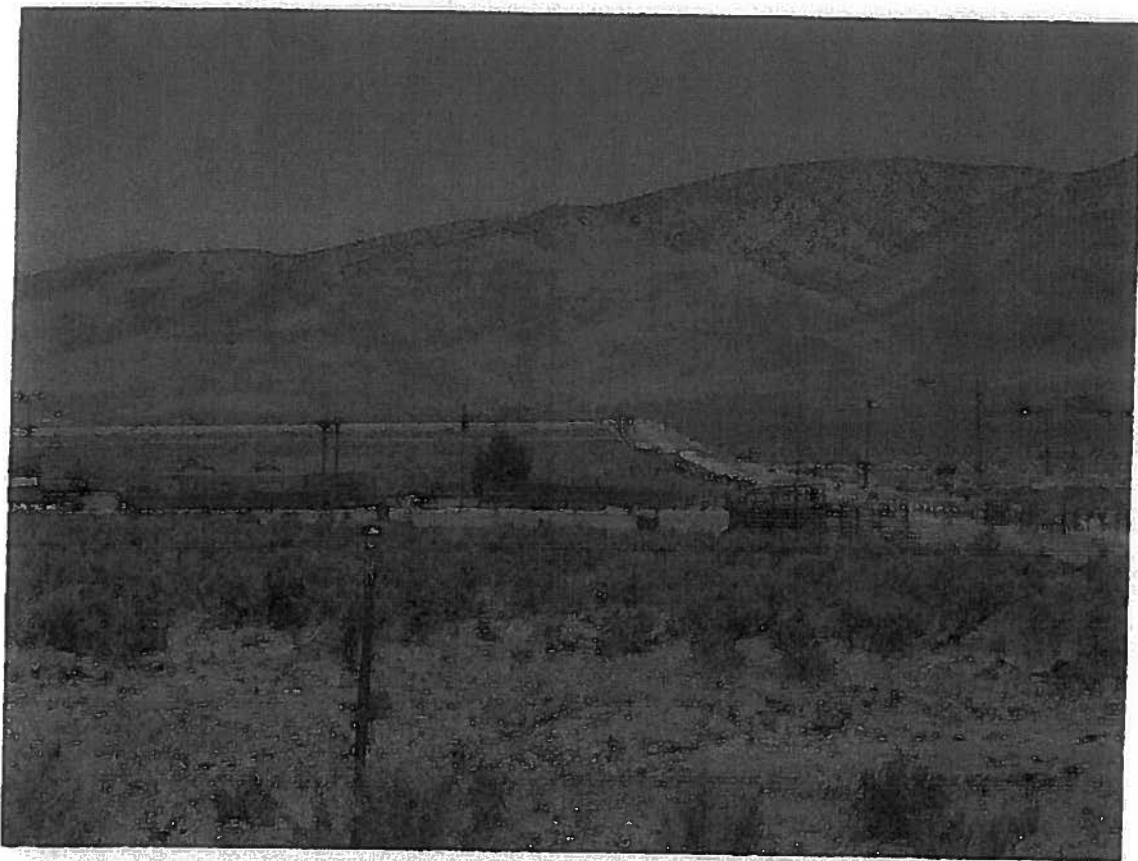
Kenneth McGuire
4055 Amy Rd
Palomino Valley
Reno, NV 89510
rockyacres2@yahoo.com











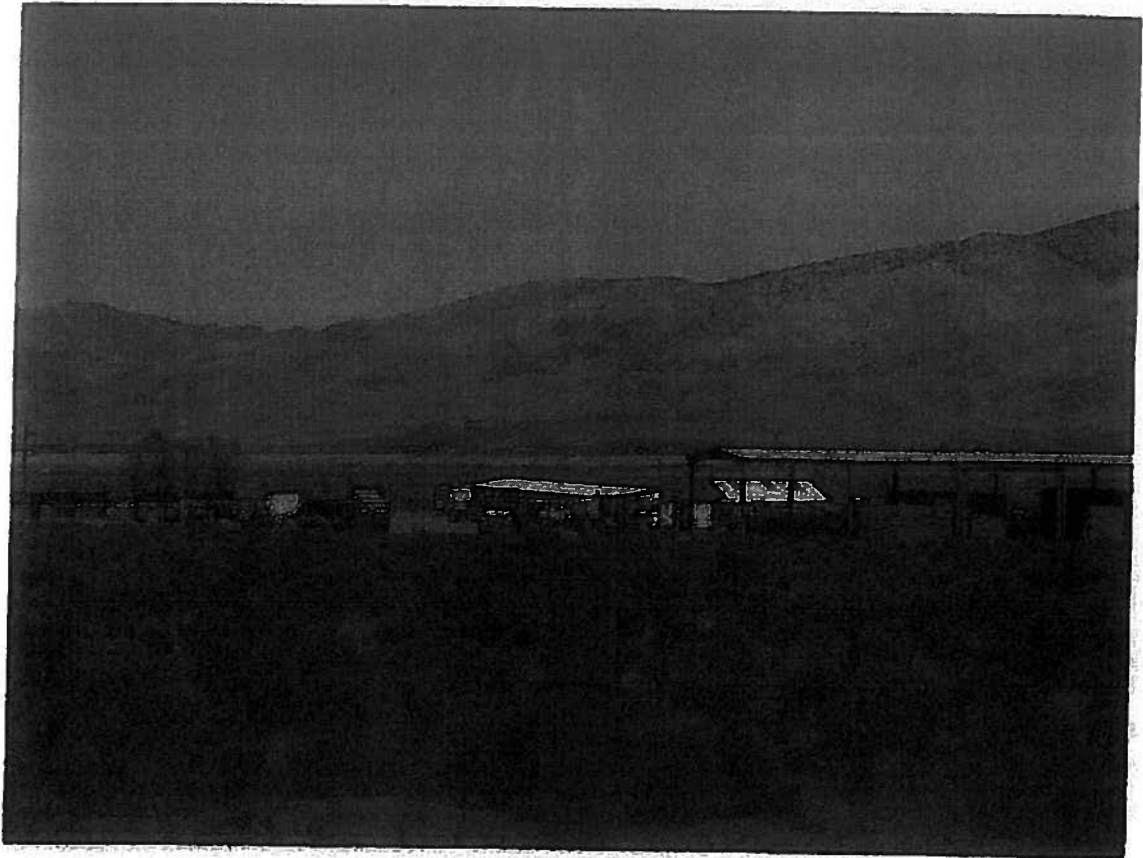
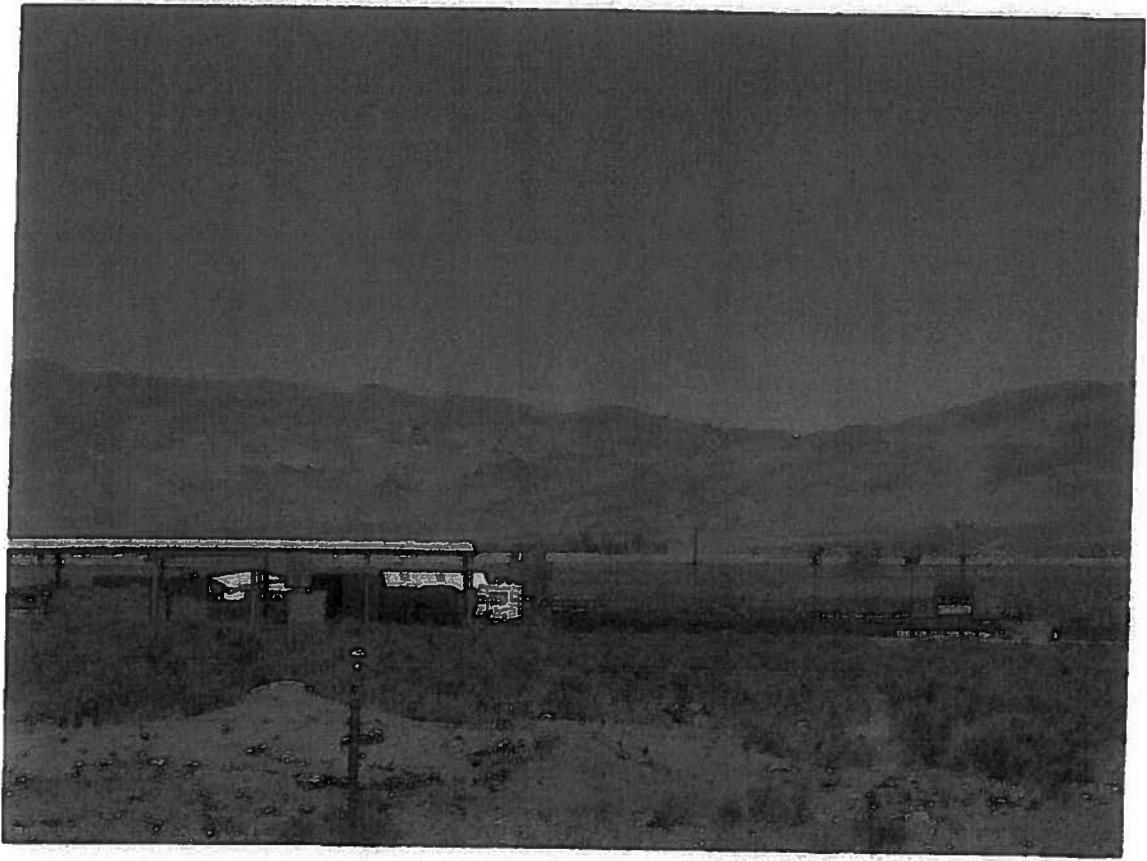


EXHIBIT E



WASHOE COUNTY

Department of Public Works

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: May 10, 2012
TO: Grace Sannazzaro, Department of Community Development
FROM: Leo R. Vesely, P.E., Engineering Division
SUBJECT: **SB12-006**
APN 077-140-06
AMY RANCH COMMERCIAL STABLES

I have reviewed the referenced special use permit and have no conditions or concerns, but I have one comment.

Comment:

1. The project is subject to the Regional Road Impact Fee. Provide proof of payment to the engineering division.

LRV/lrv

From: Lawson, Clara
Sent: Tuesday, May 01, 2012 3:57 PM
To: Sannazzaro, Grace
Subject: RE: Special Use Permit SB12-006 for June Board of Adjustment Mtg

I agree that they won't be generating 80 peak hour trips. They should pay the regional road impact fee for each horse stall, currently that's \$181.70 per stall.

*Clara Lawson, P.E., P.T.O.E.
Washoe County Engineering Division
(775) 328-3603*

From: Sannazzaro, Grace
Sent: Tuesday, May 01, 2012 3:00 PM
To: Lawson, Clara
Subject: Special Use Permit SB12-006 for June Board of Adjustment Mtg

- Re: Amy Ranch Stables
- Special Use Permit SB12-006

Hi Clara,

I'm hoping that you will provide some information regarding traffic impacts for Special Use Permit SB12-006 for Amy Ranch Stables. The applicant states that the commercial stables, related activities, and special events will generate less than 80 peak hour trips. I'd like to know if you agree with them. You can include your answer when you provide your comments and conditions of approval by May 10th. You should have received a copy of the application, but I have also attached a copy of the application with this email.

Thanks.

Grace Sannazzaro, Planner
Washoe County Community Development
gsannazzaro@washoecounty.us
Phone: 775.328.3771
Fax: 775.328.6133

EXHIBIT F



Washoe County Health District



Public Health
Prevent Promote Protect

ENVIRONMENTAL HEALTH SERVICES DIVISION

DATE: April 26, 2012

TO: Grace Sannazzaro, Planner
Washoe County Community Development

FROM: Bryan Tyre, Acting Senior Licensed Engineer
Environmental Health Services

SUBJECT: **Amy Ranch Stables**
SB12-006, Special Use Permit
E2012-009

This District has reviewed the referenced proposal with regard to sewage disposal, domestic water supply, solid waste, water quality and air pollution. Approval by this District is subject to the following conditions:

1. A solid waste plan must be submitted. The solid waste plan shall conform to the Washoe County District Board of Health Regulations Governing Solid Waste Management.
2. The adequacy of the on-site sewage disposal system to accommodate a special event shall be determined by the Nevada Division of Environmental Protection (NDEP). Please contact NDEP for commercial on-site sewage disposal requirements.
3. If events will be held more than 60-days per year and at least 25 people attend each event, the facility will be regulated as a public water system and be subjected to all of the requirements of the Safe Drinking Water Act.
4. Portable toilets shall be required for special events according to the guidelines in the Washoe County Health District Regulations Governing Sewage, Wastewater and Sanitation.

If you have any questions regarding the foregoing, please call me at 328-2430.

Sincerely,

A handwritten signature in black ink, appearing to read "BWT".

Bryan W. Tyre, P.E.
Acting Senior Licensed Engineer
Environmental Health Services

BWT:dc

Cc: Ronald L. Olson
Eric Anderson, P.E., Bighorn Consulting
Mark Dunagan, McDonald Carano Wilson LLP

1001 EAST NINTH STREET / P.O. BOX 11130, RENO, NEVADA 89520 328-2434 FAX (775) 328-6176

www.washoecounty.us/health
WASHOE COUNTY IS AN EQUAL OPPORTUNITY EMPLOYER
PRINTED ON RECYCLED PAPER

From: Croarkin, Dan
Sent: Thursday, May 10, 2012 4:15 PM
To: ComDev - Community Planning Services
Subject: FW: Amended Agency Review Memo form Community Development 4/16/12

FYI regarding all special use permits involving the operation of commercial horse facilities.

Thanks,

Dan

From: Albee, Charlene
Sent: Thursday, May 10, 2012 4:04 PM
To: Croarkin, Dan
Subject: RE: Amended Agency Review Memo form Community Development 4/16/12

Good Afternoon Dan,

The Air Quality Management Division (AQMD) would like to submit comments on the special use permits proposed for the Amy Ranch Stables and the Carlson Dressage Studio. The comments apply not only to these projects but should be added to all special use permits involving the operation of commercial horse facilities.

The AQMD would like to require all horse facilities, either commercial or private, to have a water truck operating on-site the day prior to through the day after all special events. The access roads, parking areas, arena areas and any other travel areas must be watered as necessary to control the generation of fugitive dust emissions.

With the increase in vehicle traffic before, during and after the special events, there is a significant increase in the potential for fugitive dust. Watering before the event provides a degree of preventative maintenance while watering after the event promotes the development of a crust on the disturbed area. At the Warm Springs CAB meeting on 5/7, the PVGID did make a recommendation that the access roads be watered once in the morning and again in the afternoon to control traffic dust.

If you have any questions, please feel free to contact me.

Thank you for your consideration of these comments.

Charlene Albee
Chief, Permitting & Enforcement Branch
Air Quality Management Division
Washoe County Health District
1001 E. 9th Street #115A
Reno, NV 89512

775.784.7211 Phone
775.784.7225 FAX



EXHIBIT G

May 10, 2012

**Washoe County
Department of
Water Resources**

4930 Energy Way
Reno, NV 89502
Tel: 775-954-4600
Fax: 775-954-4610

To: Grace Sannazzaro, Planner, Community Development

From: John Buzzone, P.E., Senior Licensed Engineer

Subject: SB12-006 (Amy Ranch Commercial Stables, aka High Desert Equine)
APN: 077-140-06

The Department of Water Resources (DWR) has reviewed the subject application and has the following comments:

The Applicant is requesting to allow the operation of an equestrian facility to commercially board up to 35 horses, lessons, activities (up to 28 days total) of special events per year. The project is located on \pm 40.00 acres at 4455 Amy Road in the Warm Springs Area Plan outside the Truckee Meadows Service Area.

There is no municipal sewer or water available.

The Department of Water Resources (DWR) recommends approval with the following conditions:

Water rights in accordance with Article 422 of the Washoe County Developmental Code and the Warm Springs Area Plan shall be dedicated to Washoe County prior to building permit and/or business license approval. The water rights must be in good standing with the State Division of Water Resources and shall reflect the point of diversion, place of use, and manner of use satisfactory to the DWR. The quantity of water rights necessary for dedication will be based on the number of horses boarded, irrigation demand, fixture unit counts, areas of pastures actively irrigated and any other features of this facility. The subject water rights will then be made available to the Applicant via a 99-year water lease agreement at no cost to the Applicant.

/jc

Department of



Water Resources

EXHIBIT H

Palomino
Valley General Improvement District

P.O. Box 615, Sparks, Nevada 89432

May 14, 2012

Grace Sannazzaro, Planner
Department of Community Development
1001 E. Ninth Street
Reno, NV 89512

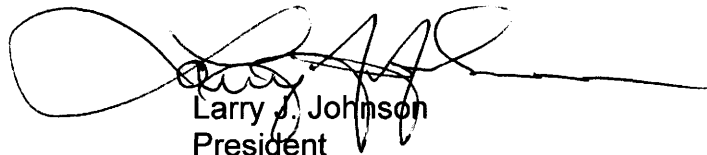
Re: Amy Ranch Stables, Special Use Permit #SB12-006

Dear Ms. Sannazzaro,

The above referenced project will generate additional traffic on roadways maintained by the Palomino Valley General Improvement District (PVGID). Most of the available access routes are either hard surfaced or treated with a chemical dust palliative. The only segment of untreated roadway is Amy Road, between Whiskey Springs Road and Ironwood Road intersections. Proposed event traffic will result in dust generation from this segment of untreated roadway potentially impacting adjacent residences, particularly during weekend events when PVGID crews are off duty.

Upon assurances from the proponent that event traffic will exclusively use the Ironwood Road to Amy Road route, the PVGID hereby requests a condition of approval be placed upon this project that the proponents use their water truck on event days to water the roads before contestants and spectators arrive and to re-water the roads just before their guests leave. Driveway accesses onto Amy Road presently have 12" diameter culverts to perpetuate drainage into roadside ditches. The end of the culvert at the main entry has been damaged by traffic. The PVGID requests that the proponent be required to extend the culverts sufficient length in both directions to prevent damage to culverts ends from the turning radius of longer vehicles such as trucks or horse trailers. The proponent shall repair future damaged culverts when directed by the PVGID.

Sincerely,


Larry J. Johnson
President

LJJ/cag

EXHIBIT I

From: Latipow, Kurt
Sent: Friday, May 11, 2012 2:43 PM
To: Sannazzaro, Grace
Subject: FW: FW: Conditions for SB12-006

Kurt Latipow EFO
 Fire Services Coordinator
 Washoe County
 Office of The County Manager
 1001 E. 9th Street
 Reno NV. 89520
 775 846 4445

From: Joan Presley [mailto:presleyj@ci.reno.nv.us]
Sent: Friday, May 11, 2012 2:11 PM
To: Latipow, Kurt
Subject: Re: FW: Conditions for SB12-006

Kurt,

Sorry.

I spoke with the applicant's representative regarding some questions I had. We discussed the following: The two water tenders currently located on the property will remain available on the property. The house will not be used as a commercial office unless plans are submitted through the Washoe County Building Department for a change of use. Overnight parking of horse trailers will be limited to 15 during special events and will be limited to 2 consecutive nights. No more than 40 spectators will be present at any one event. Fire department apparatus access will remain clear and unobstructed throughout the property.

Joan

-----Original Message-----

From: "Latipow, Kurt" <KLatipow@washoecounty.us>
To: "Presley, Joan" <presleyj@reno.gov>
Date: Fri, 11 May 2012 12:08:13 -0700
Subject: FW: Conditions for SB12-006



From: Sannazzaro, Grace
Sent: Friday, May 11, 2012 12:07 PM
To: Latipow, Kurt
Cc: O'Brien, Maureen
Subject: Conditions for SB12-006

Kurt,
 Do you know if Truckee Meadows Fire has any conditions for Special Use Permit SB12-006 (Amy Ranch Stables)? The deadline was yesterday.
 Thanks.

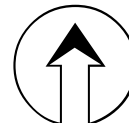
Grace Sannazzaro, Planner
 Washoe County Community Development
gsannazzaro@washoecounty.us
 Phone: 775.328.3771
 Fax: 775.328.6133

EXHIBIT J

subject site

Special Use Permit SB12-006
Amy Ranch Commercial Stables
4455 Amy Road, Warm Springs
APN: 077-140-06
33 Property Owners Noticed
within 1,300 feet of Subject Parcel

0 1,000 2,000
Feet



Source: Coomunity Planning Services

Date: April 2012

Department of
Community
Development

WASHOE COUNTY
NEVADA

Post Office Box 11130
Reno, Nevada 89520
(775) 328-3600



EXHIBIT K

Staff Assigned Case No.: SB 12 - 006

Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only): Amy Ranch Stables			
Project Description: Commercial stables to include equestrian boarding and periodic equestrian event activities to be operated at an existing facility. No proposed additions or construction are part of this application.			
Project Address: 4455 Amy Road, Washoe County, NV			
Project Area (acres or square feet): 40.00 acres			
Location Information			
Project Location (with point of reference to major cross streets AND area locator): Palomino Valley (Warm Springs), north of Spanish Springs. Subject property is located at the intersection of Amy Road and Ironwood Road, approximately 7 miles east of Pyramid Highway.			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
077-140-06	40.00		
Section(s)/Township/Range: A portion of Section 22, T22N, R 21E			
Indicate any previous Washoe County approvals associated with this application: Case Nos. N/A			
Applicant Information			
Property Owner:		Professional Consultant:	
Name: Mr. Ronald L. Olson		Name: Bighorn Consulting	
Address: 1760 Manzanita Lane		Address: PO Box 18790	
Reno, NV	Zip: 89509	Reno, NV	Zip: 89511
Phone: 775-826-7580	Fax: 775-826-7582	Phone: 775-827-6900	Fax: 775-825-6166
Email: bigron390@lycos.com		Email: eric@bighornconsulting.net	
Cell: 920-255-0327	Other:	Cell: 775-750-7956	Other:
Contact Person: Mr. Ronald L. Olson		Contact Person: Eric Anderson, P.E.	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Owner		Name: McDonald Carano Wilson LLP	
Address:		Address: 100 W. Liberty Street, 10th Floor	
	Zip:	Reno, NV	Zip: 89509
Phone:	Fax:	Phone: 775-788-2000	Fax: 775-788-2020
Email:		Email: mdunagan@mcdonaldcarano.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Mark Dunagan	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:			
CAB(s):		Land Use Designation(s):	

Special Use Permit Application for Stables Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to administrative permits may be found in Article 810, Special Use Permits.

1. What is the maximum number of horses to be boarded, both within stables and pastured?

Maximum of 20 customer-owned horses boarded on the subject property at a time. The current property has the capacity and facilities to accommodate the commercial stable capacity.

2. What is the maximum number of horses owned maintained by the owner/operator of the project, both within stables and pastured?

Maximum of 40 owner-owned horses on the subject property at any one time. The current property has the capacity and facilities to accommodate the commercial stable capacity.

3. List any ancillary or additional uses proposed (e.g., tack and saddle sales, feed sales, veterinary services, etc.). Only those items that are requested may be permitted.

Sale and breeding of horses; horse training; riding lessons; trail riding sessions (on subject property); arena use; occasional non-spectator qualifying events for equestrian professionals (e.g., roping, riding, etc.) on a special-event-permitted basis; occasional overnight trailer parking in connection with same activities.

4. If additional activities are proposed, including training, events, competition, trail rides, fox hunts, breaking, roping, etc, only those items that are requested may be permitted. Clearly describe the number of each of the above activities which may occur, how many times per year and the number of expected participants for each activity.

Any activities other than boarding are proposed only on a limited and temporary basis until Owner's professional equine facility at a nearby property is completed (Springwood Ranch Equestrian Center). In the interim, Owner intends to apply for special events permits as needed on an event-by-event basis.

5. What currently developed portions of the property or existing structures are going to be used with this permit?

All developed portions and existing structures on the property will be used; no new structures are proposed nor will be built in connection with the intended and current commercial use.

Current existing structures include a single-family residence with detached garage, 2 outdoor arenas, 20 horse paddocks, 1 hay barn, 1 shed row, 1 mare motel building, primary gravel access roads and parking, and secondary dirt access roads and parking.

Reference attached site plan included with this application.

6. To what uses (e.g., restrooms, offices, managers living quarters, stable area, feed storage, etc.) will the barn be put and will the entire structure be allocated to those uses? (Provide floor plans with dimensions).

Offices and living quarters are located in the existing single-family residence on the property. Feed storage is in the hay barn; horses are boarded only in the shed row building.

Customer restrooms consist of one on-site portable restroom unit, which is serviced on a weekly basis. Customers' usage of the unit is well within the capacity for which the unit is rated.

Reference attached site plan included with this application.

7. Where are the living quarters for the operators of the stables and where will employees reside?

The trainer resides in the on-site single family residence. Any other employees reside off-site.

8. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.) Have you provided for horse trailer turnarounds?

Adequate parking spaces for the existing single family residence and the limited equestrian events held at the subject property are provided via gravel. Adequate trailer parking and turn-arounds are provided via gravel and compacted dirt.

Any additional permanent all-weather surface and/or ADA parking spaces will be constructed by the Owner in compliance with the commercial stable operation, if required.

Reference attached site plan included with this application.

9. What are the planned hours of operation?

Proposed hours for boarders are 7:00 am to 9:00 pm, seven days per week. This allows boarders who work day jobs to visit and care for their horses before and after normal business hours.

10. What improvements (e.g. new structures including the square footage, roadway/driveway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

No additional improvements are proposed or necessary at this time. The existing private gravel and dirt access roads will be utilized and maintained for access.

11. What is the intended phasing schedule for the construction and completion of the project?

No additional improvements are proposed at this time.

12. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

The property is situated in Palomino Valley (rural in nature) to minimize impact of traffic on unimproved roads due to its proximity to Pyramid Highway (approximately 7 miles east). Neighboring parcels are unlikely to be disturbed by traffic and use. The property is surrounded by other 40-acre rural parcels, one of which is a cattle ranch, one of which is vacant, and one of which is a single-family residence that is set far back from the property line.

No negative impact will result from the commercial use.

13. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

Activities on the property will provide recreational facilities and amenities to the Palomino Valley Community.

Owner's development of the property has beautified and enhanced it from its prior use.

With the subject property located approximately 7 miles east of Pyramid highway, the rural nature and use of the large 40 acre parcels in Palomino Valley, and the existing roadways being maintained by the PVGID, the potential affects of the project in its current use is negligible.

14. What are the adverse impacts upon the surrounding community (including traffic, noise, odors, dust, groundwater contamination, flies, rats, mice, etc.) and what will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

Boarder traffic will be light and will not disturb neighboring parcel owners. The PVGID maintains the roadways throughout the Palomino Valley area in a safe and operational condition.

The Owner maintains the property in a safe, desireable, and functional manner appropriate with the equestrian use. The Owner maintains the existing on-site gravel and dirt roads to minimize dust and facilitate perpetuating surface drainage. The Owner maintains the existing perimeter and equestrian fencing in a safe and functional condition.

No adverse or negative impacts will result from the current use.

15. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the administrative permit to address community impacts.

With the proximity of the subject property approximately 7 miles east of Pyramid Highway together with the rural and equestrian nature of the Palomino Valley 40 acre parcels, no community impacts are anticipated.

The Owner volunteers the following: (1) maintain the existing on-site gravel and dirt roads for dust control measures and integrity, (2) maintain the existing buildings, fencing, equestrian facilities to a high standard of function, health, and operation, and (3) provide "dark-sky/downshielded" lighting at the subject property.

16. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

No new landscaping, signage, or lighting is proposed at this time. The existing single family residence has lawn area, shrubs, xeriscape, trees, and typical residential exterior lighting.

If required, Owner is willing to install low maintenance, drought tolerant, desert-compatible landscaping. Existing arena lighting is available for limited use.

The Owner is anticipating applying for a Director's Modification to waive the requirements for additional "typical commercial-use" landscaping, signage, and lighting due to the subject property location, rural nature of the surrounding area/use, and periodic event-usage.

17. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

No new landscaping, signage, or lighting is proposed at this time. The existing single family residence has lawn area, shrubs, xeriscape, trees, and typical residential exterior lighting.

If required, Owner is willing to install low maintenance, drought tolerant, desert-compatible landscaping. Existing arena lighting is available for limited use.

The Owner is anticipating applying for a Director's Modification to waive the requirements for additional "typical commercial-use" landscaping, signage, and lighting due to the subject property location, rural nature of the surrounding area/use, and periodic event-usage.

18. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

19. Community Sewer

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Community Water

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--



McDONALD·CARANO·WILSON^{LLP}

Mark W. Dunagan, Esq.
mdunagan@mcdonaldcarano.com

Reply to:
Reno Office

April 16, 2012
(via hand delivery)

Washoe County Community Development
1001 E. Ninth St. Bldg. A
Reno, NV 89512

Re: Amy Ranch Stables – Special Use Permit Application

To Whom it May Concern:

This cover letter is intended to serve as a summary describing the requested Special Use Permit Application for the Amy Ranch Stables.

SUMMARY

Parcel Number: 077-140-06; **Area:** 40.00 acres; **Zoning:** GRA

Under Article 302 of the Washoe County Development Code; **Allowed Uses**, table 110.302.05.3, a **Commercial Stable** use can be accomplished under the **GRA** zoning by a Board of Adjustment Special Use Permit.

The **Special Use Permit Application** is to operate a **Commercial Stable** within a **GRA** zoning.

An itemized list of submitted materials follows on the next page.

100 WEST LIBERTY ST., 10TH FLOOR
RENO, NEVADA 89501

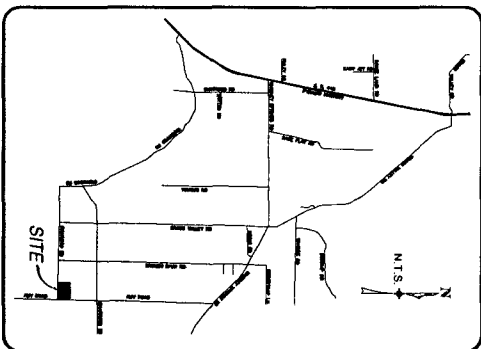
P.O. BOX 2670, RENO, NEVADA 89505
775-788-2000 • FAX 775-788-2020

ATTORNEYS AT LAW

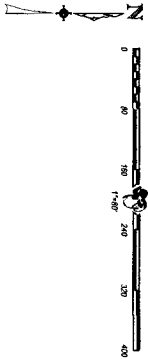
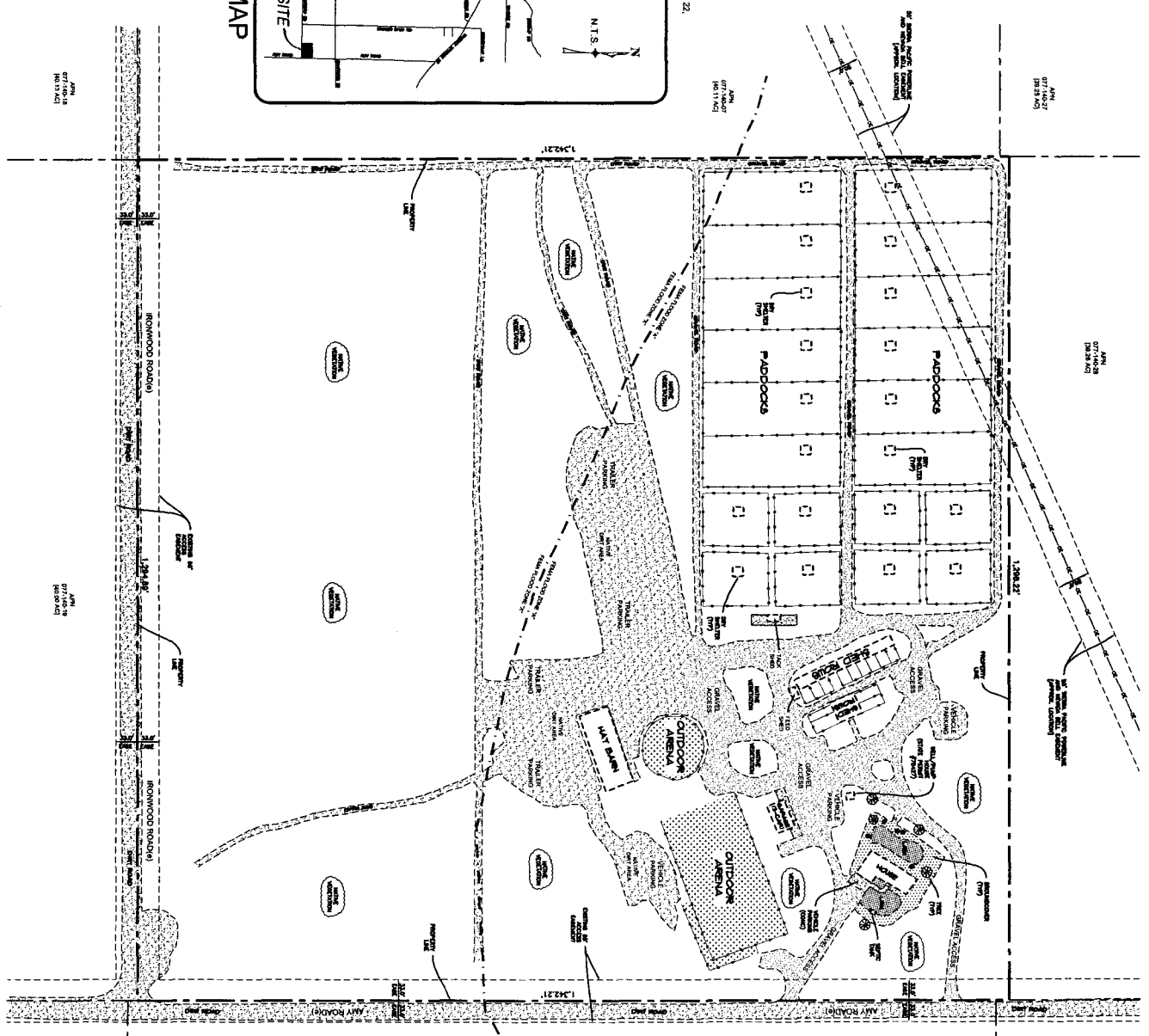


www.mcdonaldcarano.com

2300 WEST SAHARA AVENUE
SUITE 1000
LAS VEGAS, NEVADA 89102
702-873-4100
FAX 702-873-9966



SITUATED WITHIN SECTION 22,
T 22N, R 21E, M 04M.



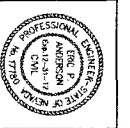
OWNER/DEVELOPER
MR. RON OLSON
1750 MANZANITA LANE
RENO, NV 89509

SITE INFORMATION
APN: 071-14-008
ADDRESS: 4455 AMY ROAD
WASHA SPRINGS, NV 89510
AREA: 40.00 ACRES
ZONING: GSA

SITE LEGEND (ALL EXISTING)

	EXISTING WET ROAD (W/ SHOULDER/GRASS)
	EXISTING 20-30 FT WET ROAD
	EXISTING 10-15 FT WET ROAD
	EXISTING 5-10 FT WET ROAD
	EXISTING BALANCE
	EXISTING LANE
	EXISTING FOUNDATION
	EXISTING PROPERTY LINE
	EXISTING FENCELINE
	EXISTING 1500' ZONE
	EXISTING CORE OF ROAD
	EXISTING OVERHEAD ELECTRIC

ALL INFORMATION ON
SITE PLAN IS EXISTING AND
APPROXIMATE ONLY.
NOT BASED ON A RECORD SURVEY.
NO PROPOSED BUILDINGS OR
CONSTRUCTION ARE PART OF THIS
SPECIAL USE PERMIT APPLICATION.



EXISTING SITE PLAN IN SUPPORT OF A
SPECIAL USE PERMIT APPLICATION
AMY RANCH STABLES
PALMGINO VALLEY, WASHOE COUNTY NEVADA



No.	Date	Revisions

Date: 4.16.2012
Drawn By: EPA
Designed By: EPA
Checked By: EPA
S-1
1 OF 1



May 3, 2012

TO: Washoe County Community Development

RE: AMY RANCH STABLES ~ SPECIAL USE PERMIT APPLICATION

Parcel Number: 077-140-06 ; Area: 40.00 acres ; Zoning: GRA

To Whom It May Concern:

Per recent discussions with Community Development staff, please let this letter serve as a request to amend the Amy Ranch Stables ~ Special Use Permit application with respect to supplemental information item #1, which states *what is the maximum number of horses to be boarded, both within stables and pastured?*

The applicant is requesting that the maximum number of commercially boarded horses be revised from 20 to 35 on the subject property at a time. The current property has the capacity and adequate facilities to accommodate the requested 35 horses.

Please let me know if you have any questions or require any additional information.

Sincerely,
Bighorn Consulting

Eric Anderson

Eric Anderson, P.E.
Principal

Manure Maintenance Plan

Amy Ranch Stables

*4455 Amy Road
Washoe County,, NV 89510*

*APN: 077-140-06
~ 40 Acres ~*

Prepared for:

Washoe County Community Development

The Amy Ranch Stables facility includes equestrian horse boarding and periodic equestrian event activities, located in Palomino Valley, Warm Springs.

The existing on-site manure storage bin is 12' x 24' with 4 foot perimeter containment walls.

The existing paddocks are cleaned weekly, with the manure being deposited into the storage bin.

All manure generated will be picked up and removed at least once every seven (7) days.

The owner's typically provide some of the manure to a small contingent of their neighbors for garden use.

Whatever manure is not given away is typically loaded and hauled with the owner's private equipment, via PVGID dirt roads, to one of the owners other properties (ranches) in the area.

Once the manure is delivered to one of the owners other properties (ranches), the manure is spread, tilled, or spaded under the surface of the ground within seven (7) calendar days of its arrival.