



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Board of Adjustment Members

Kim Toulouse, Chair
Clay Thomas, Vice Chair
Kristina Hill
Lee Lawrence
Brad Stanley
Carl R. Webb, Jr., Secretary

Thursday, October 5, 2017

1:30 p.m.

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

PUBLIC HEARING ITEMS

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

- **Appeal Case Number WBLD17-101171 (Richard Stone)**
- **Special Use Permit Case Number WSUP17-0017 (IVGID Bike Park)**
- **Special Use Permit Case Number WSUP17-0019 (2 Cent Cattle Company)**
- **Administrative Permit Case Number WADMIN17-0007 (Dunham Detached Accessory Structure)**
- **Administrative Permit Case Number WADMIN17-0008 (Butler Residence)**
- **Special Use Permit Case Number WSUP17-0014 (Gail Willey)**

Items for Possible Action. All numbered or lettered items on this agenda are hereby designated for possible action as if the words “for possible action” were written next to each item (NRS 241.020), except for items marked with an asterisk (*). Those items marked with an asterisk (*) may be discussed but action will not be taken on them.

Possible Changes to Agenda Order and Timing. Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting or moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

Public Comment. During the “General Public Comment” items listed below, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. For the remainder of the agenda, public comment will only be heard during public hearing and planning items that are *not* marked with an asterisk (*). If an item is continued, then public comment will not be heard for that item until the date of the continued hearing. Any public comment for hearing and planning items will be heard before action is taken on the item and must be about the specific item being considered by the Board. In order to speak during any public comment, each speaker must fill out a “Request to Speak” form and/or submit comments for the record to the Recording Secretary. Public comment and presentations for individual agenda items are limited as follows: fifteen minutes each for staff and applicant presentations and three minutes for individual speakers unless extended by questions from the Board or by action of the Chair. At the discretion of the Chair, additional time may be provided to any party if the request is made at least 24 hours in advance of the meeting start time. Comments are to be directed to the Board as a whole and not to one individual.

Public Participation. The Board of Adjustment adopted Rules, Policies and Procedures are available on the website provided on the next page or by contacting the Planning and Building Division.

At least one copy of items displayed and at least ten copies of any written or graphic material for the Board’s consideration should be provided to the Recording Secretary. Materials longer than one page in length submitted within six days of the Board of Adjustment meeting may not be considered by the Board in their

deliberations. Subject to applicable law and the Board's Rules, Policies and Procedures, public comment or testimony may be submitted to the Board in written form for its consideration. However, the Board is not required to read written statements aloud during the meeting.

Posting of Agenda; Location of Website: Pursuant to NRS 241.020, the Agenda for the Board Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street, Bldg. A); Washoe County Courthouse – Second Judicial District Court (75 Court Street); Washoe County – Reno Downtown Library (301 South Center Street); Sparks Justice Court (1675 East Prater Way); https://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php; and <https://notice.nv.gov>.

How to Get Copies of Agenda and Support Material: Copies of this agenda and supporting materials may be obtained through the Planning and Building Division website (http://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php) or at the Planning and Building Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3616 or e-mail dfagan@washoecounty.us). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Support material is available to the public at the same time it is distributed to Board of Adjustment members. If material is distributed at a meeting, it is available within 24 hours after the meeting.

Special Accommodations: Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters, or assisted listening devices) at the meeting should notify the Planning and Building Division, at 775.328.6100, two working days prior to the meeting.

Appeal Procedure: Most decisions rendered by the Board of Adjustment are appealable to the Board of County Commissioners. If you disagree with the decision of the Board of Adjustment and you want to appeal its action, call the Planning staff immediately at 775.328.6100. You will be informed of the appeal procedure, and application fee. Appeals must be in writing and must be delivered to the Planning and Building Division within 10 calendar days from the date that the decision being appealed is signed by the Secretary of the Board of Adjustment, and mailed to the original applicant in the proceeding being appealed.

AGENDA

1:30 p.m.

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

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. Possible action to approve Agenda
7. Possible action to approve [August 3, 2017 Draft Minutes](#)
8. Planning Item

*A. Presentation and possible discussion on the 2017/2018 Truckee Meadows Regional Plan update. Presentation will include an overview of the Truckee Meadows Regional Plan, the Truckee Meadows Regional Planning Agency, and the update process.

9. Public Hearings

The Board of Adjustment may take action to approve (with or without conditions), modify and approve (with or without conditions), or deny a request. The Board of Adjustment may also take action to continue an item to a future agenda.

- A. **Appeal Case Number WBLD17-101171 (Richard Stone)** – For possible action, hearing, and discussion on an appeal of the Planning and Building Division Director’s decision to deny a building permit application for a retractable private communication antenna taller than 45-feet tall. The antenna was proposed to be retractable, and was less than 45 feet tall in its retracted mode, but the antenna could be raised up to 72-feet tall when fully extended.

- Owner/Appellant: Richard Stone
- Location: 4765 Giles Way
- Assessor’s Parcel Number: 050-530-30
- Parcel Size: ±1.55 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 912, Establishment of Commissions, Boards and Hearing Examiners

- Commission District: 2 – Commissioner (Lucey)
- Section/Township/Range: Section 31, T17N, R20E, MDM, Washoe County, NV

- Staff: Trevor Lloyd, Senior Planner
- Phone: 775.328.3620
- Email: tlloyd@washoecounty.us

- B. **Special Use Permit Case Number WSUP17-0017 (IVGID Bike Park)** – For possible action, hearing, and discussion to approve a special use permit for the site grading and construction of earthen structures used for jumps and landing features taller than 6 feet in height for a Bike Park in Incline Village. The earthen structures will not exceed 10 feet in height.

- Owner/Applicant: Incline Village General Improvement District (IVGID)
- Location: 969 Tahoe Blvd, Incline Village
- Assessor’s Parcel Number: 127-030-31
- Parcel Size: ±18.36 Acres
- Master Plan Category: Rural (R)
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 15, T16N, R18E, MDM, Washoe County, NV
- Section/Township/Range: Washoe County, NV

- Staff: Trevor Lloyd, Senior Planner
- Phone: 775.328.3620
- Email: tlloyd@washoecounty.us

C. **Special Use Permit Case Number WSUP17-0019 (2 Cent Cattle Company)** – For possible action, hearing, and discussion to approve a special use permit to allow the continuing operation of an existing commercial stable that was originally approved by Administrative Permit AP6-4-97, Administrative Permit AP03-008 and Amendment of Conditions AC04-0001. The previously approved permits on five different numbered parcels allowed varying numbers of boarded horses, varying number and types of special events, and allowed for the construction of a semi enclosed arena. This special use permit requests authorization to board up to 15 horses and host 15 special events / competitions per year at 3275 Lakeshore Drive (APN 050-320-16). Each event/competition is proposed to be limited to a maximum of 50 people on the site at any time and will be held during daylight hours only. The applicant also, requests modifications of parking standards to allow non-paved surface and reduction of landscape standards. This special use permit application will supersede all previously approved discretionary permits/actions on the subject site and discretionary permits/actions approvals that included adjacent parcels of land.

- Applicant/Property Owner: 2 Cent Cattle Company, LLC
- Location: 3275 Lakeshore Drive
Washoe Valley, NV 89704
- Assessor's Parcel Number: 050-320-16
- Parcel Size: 8.87
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 6, T16N, R20E
Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner
Julee Olander, Planner
- Phone: 775.328.3622 (Roger), 775.328.3627 (Julee)
- Email: rpelham@washoecounty.us
jolander@washoecounty.us

D. **Administrative Permit Case Number WADMIN17-0007 (Dunham Detached Accessory Structure)** – For possible action, hearing, and discussion to approve an Administrative Permit to allow the construction of a detached accessory structure that has a larger building footprint than the main dwelling on the same parcel of land, in accordance with Washoe County Code Section 110.306.10.

- Applicant: Gary L. and Pamela S. Butler
- Property Owner: Gary L. and Pamela S. Butler
- Location: 17380 Cold Springs Drive
- Assessor's Parcel Number: 087-081-02
- Parcel Size: ±0.35 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 310, Temporary Uses and Structures
- Commission District: 5 – Commissioner Herman

- Section/Township/Range: Section 21, T21N, R18E, MDM, Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner
- Phone: 775.328.36222
- Email: rpelham@washoecounty.us

E. Administrative Permit Case Number WADMIN17-0008 (Butler Residence) – For possible action, hearing, and discussion to provisionally approve the temporary use of a travel trailer as living quarters for the Care of the Infirm. Washoe County Code Chapter 110 (Development Code) permits caregivers, specifically, to live in a travel trailer or recreational vehicle while caring for an infirm resident of an existing residential dwelling unit on the parcel. This permit would allow the person needing care, rather than the person providing the care, to live in a travel trailer on the subject parcel with the dwelling unit occupied by the person providing the care. If approved, this permit would not become affective unless and until the Washoe County Board of County Commissioners adopts Development Code Amendment Case number WDCA17-0004, *Temporary Care of the Infirm*, allowing an infirm person to live in a travel trailer or recreational vehicle, while the care giver lives in the existing residential dwelling unit on the parcel.

- Applicant: Gary L. and Pamela S. Butler
- Property Owner: Gary L. and Pamela S. Butler
- Location: 17380 Cold Springs Drive
- Assessor's Parcel Number: 087-081-02
- Parcel Size: ±0.35 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 310, Temporary Uses and Structures
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 21, T21N, R18E, MDM, Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner
- Phone: 775.328.3628
- Email: ekrause@washoecounty.us

*****Item 9F will be heard, Time Certain – 3:30 p.m.*****

F. Special Use Permit Case Number WSUP17-0014 (Gail Willey) – For possible action, hearing and discussion to approve, partially approve or deny a special use permit for the business operation of Gail Willey Landscaping and Colorock, which the applicant has described as a wholesale nursery facility with incidental retail sales. Staff has classified the proposed operation under the following uses: Wholesaling, Storage and Distribution – Heavy; Construction Sales and Services; and Wholesale Nursery. If approved as submitted by the applicant, the permit would generally include (1) the sale, storage, and disposal of trees, flowers, plants, and associated landscaping materials, (2) the sale, storage, and disposal of various types of rock, (3) the use of a variety of storage and office facilities on site, (4) parking for customers and employees, and (5) the use of a variety of trucks and other vehicles, machinery, and equipment associated with the operation. A separate special use permit (not yet submitted) would be necessary to facilitate proposed access to the

operation, which would include construction of a vehicle bridge across Steamboat Creek, a Significant Hydrologic Resource.

- Applicant/Property Owner: Willey Land, LLC, Attn: Gail Willey
- Location: 134 Andrew Lane, approximately 500 feet south of its intersection with Highway 395
- Assessor's Parcel Number: 017-430-01
- Parcel Size: ±35.9-acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, *Special Use Permits*
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 5, T17N, R20E, MDM, Washoe County, NV
- Staff: Kelly Mullin, AICP, Planner
- Phone: 775.328.3608
- Email: kmullin@washoecounty.us

10. Chair and Board Items

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

11. Director's and Legal Counsel's Items

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

12. *General Public Comment

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

13. Adjournment