# WASHOE COUNTY

*Integrity Communication Service*

www.washoecounty.us

| | |
|---|---|
| CM/ACM | |
| Finance | RG |
| DA | NE |
| Risk Mgt | N/A |
| HR | N/A |
| Comptroller | CH |

## STAFF REPORT
**BOARD MEETING DATE: January 24, 2017**

**DATE:** December 28, 2016

**TO:** Board of County Commissioners

**FROM:** Roger Pelham, Senior Planner, Planning and Development Division, Community Services Department, 328-3622, rpelham@washoecounty.us

**THROUGH:** Dave Solaro, Arch., P.E., Director
Community Services Department, 328-3600, dsolaro@washoecounty.us

**SUBJECT:** Appeal hearing and possible action to affirm, modify, or reverse the Board of Adjustment's denial of Administrative Permit Case Number AP16-008, an application by the Sun Valley General Improvement District for an Administrative Permit for an Electronic Message Display sign. The overall height of the proposed sign was six feet. The overall width of the proposed sign was eight feet. The electronic message display area was approximately seven-and-a-half feet in width and two feet in height (15 square feet).

The property is located at 115 W. 6th Avenue, at the Sun Valley Regional Park and within Section 18, Township 20 North, Range 20 East, MDM. The Assessor's Parcel Number is 085-211-03. The parcel is ± 26.1 acres in size. The Master Plan Category is Suburban Residential and the zoning is Parks and Recreation (PR). (Commission District 3.)

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## SUMMARY

The appellant is seeking approval of an Administrative Permit to allow the construction and operation of an Electronic Message Display.

Washoe County Strategic Objective supported by this item: Stewardship of our Community

## PREVIOUS ACTION

On December 1, 2016 the Washoe County Board of Adjustment (BOA) held a duly noticed public hearing on Administrative Permit Case Number AP16-008 (Sun Valley General Improvement District Electronic Message Display [EMD]). The Board of Adjustment denied that Administrative Permit, being unable to make the findings of fact required by Washoe County Code (WCC) Section 110.808.25, Administrative Permits.

## BACKGROUND

The applicant applied for an Administrative Permit for an EMD within 200 feet of a residential regulatory zone.

**AGENDA ITEM # 13**

An EMD is defined at WCC Section 110.505.70 as follows:

Electronic Message Display (EMD). "Electronic message display" means a sign that is capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.

WCC Section 110.505.30(d) specifies that, "An EMD shall not be placed within 200 feet from any residential regulatory zone property line." The location proposed by the applicant is within 200 feet of a residential regulatory zone (High Density Suburban [HDS]) property line, as shown below.


The BOA found that the proposal was in conflict with the requirements of the Development Code and denied the request. The BOA also found that it could not vary the requirements of the Development Code because WCC Section 110.505.05(e) specifies that, "Variances to the provisions of this Article can be made only by the Planning Commission or the Board of County Commissioners and only upon a finding supported by written legal opinion of the District Attorney that the variance is required to comply with the constitution, laws or judicial decisions of the United States or State of Nevada."

Lacking the necessary written opinion from the District Attorney's Office, the only potential avenue for an approval would be if this sign were found to be exempt from the sign code's restrictions. The Board of Adjustment considered and rejected this position. WCC 110.505.05(b) is the applicable exemption provision. Generally speaking, it exempts signs from sign code restrictions if they are:

(1) not prohibited by safety provisions or subject to "special standards";

(2) owned and/or maintained by a governmental agency; and

(3) used for the purpose of promoting traffic safety, the free flow of traffic, and the prevention of injury or property damage that may be fully or partially attributable to cluttered and distracting signage.

The applicant has appealed the denial. The appeal letter is included at Attachment B to this report. The reason for the appeal according to that letter is that, "the need to communicate messages of programs, events, and emergencies to our community is too great. The existing antiquated marquee does not work in today's world."

## FISCAL IMPACT

No fiscal impact.

## RECOMMENDATION

Staff recommends that the Board of County Commissioners affirm the decision of the BOA and deny Administrative Permit Case Number AP16-008 (Sun Valley General Improvement District Electronic Message Display), because the proposed EMD does not meet the minimum requirements of WCC Section 110.505, specifically WCC Section 110.505.30(d) which requires that, "An EMD shall not be placed within 200 feet from any residential regulatory zone property line."

## POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be: "I move that the Board of County Commissioners affirm the decision of the BOA and deny Administrative Permit Case Number AP16-008 (Sun Valley General Improvement District Electronic Message Display), because the proposed EMD does not meet the minimum requirements of WCC Section 110.505, specifically WCC Section 110.505.30(d) which requires that, "An EMD shall not be placed within 200 feet from any residential regulatory zone property line."

Should the BCC disagree with the BOA the following motion is provided:

"I move that the Board of County Commissioners reverse the decision of the BOA and approve Administrative Permit Case Number AP16-008 for the Sun Valley General Improvement District, 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 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 type of development, i.e. an EMD, 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 a military installation."

Attachments:
Attachment A: Board of Adjustment Staff Report dated 11/10/2016
Attachment B: Appeal Application dated 12/9/2016
Attachment C: Board of Adjustment Meeting Minutes of 12/1/2016

# Administrative Permit Staff Report

**Meeting Date: December 1, 2016**

| | |
|---|---|
| Subject: | Administrative Permit Case Number AP16-008 |
| Applicant: | Sun Valley General Improvement District (SVGID) |
| **Agenda Item Number:** | **8B** |
| Summary: | Construction and operation of an Electronic Message Display (EMD) sign |
| **Recommendation:** | **Denial** |
| Prepared by: | Roger Pelham, MPA, Senior Planner<br>Washoe County Community Services Department<br>Planning and Development Division |
| Phone: | 775.328.3622 |
| E-Mail: | rpelham@washoecounty.us |

## Description

**Administrative Permit Case Number AP16-008 (Sun Valley General Improvement District Electronic Message Display)** – Hearing, discussion, and possible action to approve an Administrative Permit to allow the construction and operation of an Electronic Message Display. The overall height of the proposed sign is six feet. The overall width of the proposed sign is eight feet. The electronic message display area is approximately two feet in height and seven-and-a-half feet in width (15 square feet).

- Applicant/Property Owner: Sun Valley General Improvement District<br>Attn: Darrin Price<br>5000 Sun Valley Boulevard<br>Sun Valley, NV 89433
- Location: 115 W. 6th Avenue, at the Sun Valley Regional Park
- Assessor's Parcel Number: 085-211-03
- Parcel Size: ± 26.1 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 505, Sign Regulations
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Section 18, T20N, R20E, MDM,<br>Washoe County, NV

## Staff Report Contents



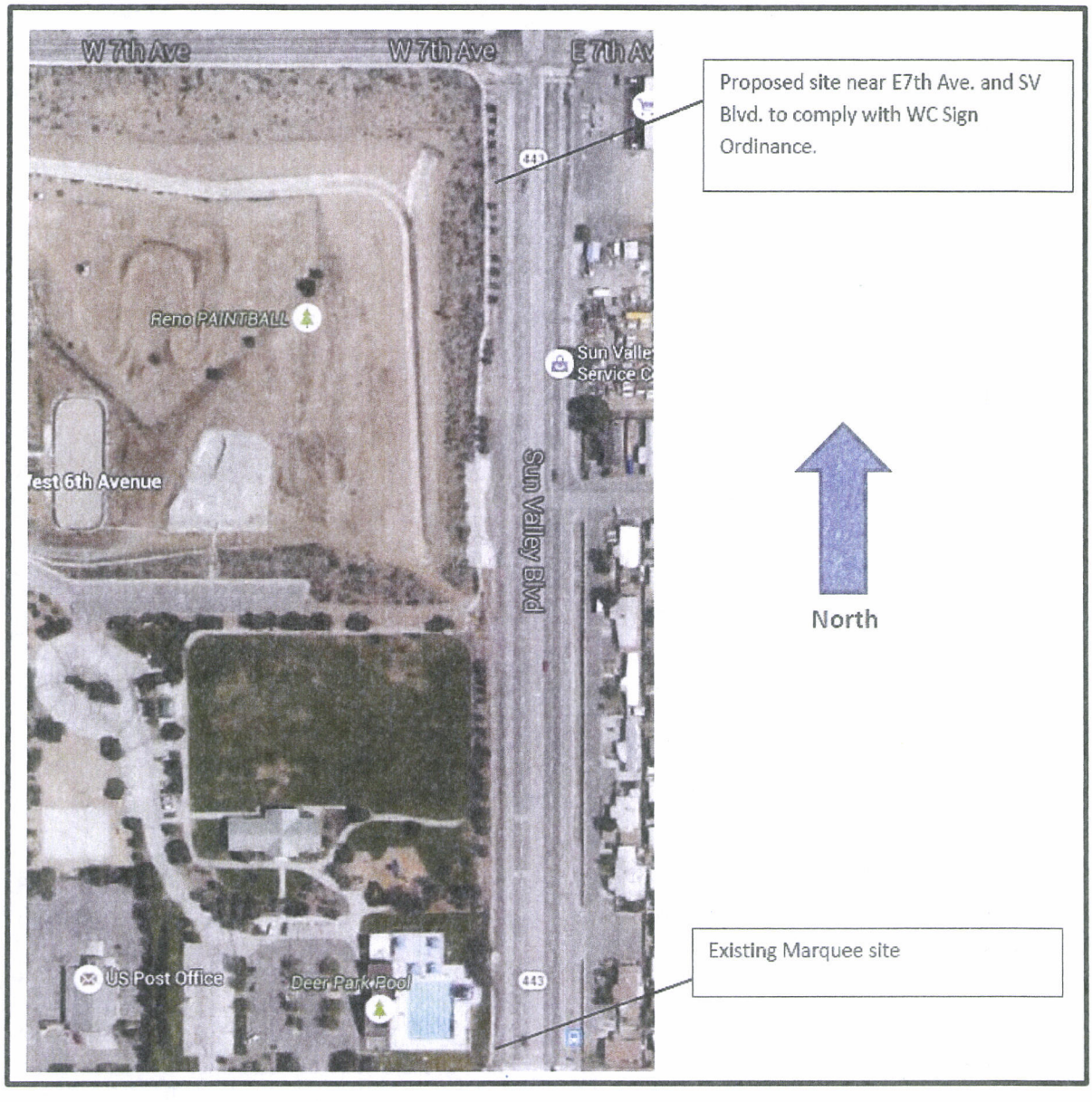
## Exhibits Contents

## 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.

This permit is being recommended for denial, therefore there are no recommended Conditions of Approval for Administrative Permit Case Number AP16-008 attached to this staff report.


**Vicinity Map**




**Site Plan Provided by Applicant**

## Project Evaluation

The applicant is requesting approval to construct and operate an Electronic Message Display (EMD) at the location indicated on the site plan above as "Existing Marquee site." The applicant is not requesting to place the EMD at the location noted as "Proposed site near E7th Ave. and SV Blvd. to comply with WC Sign Ordinance."

An EMD is defined at Washoe County Code Section 110.505.70 as follows:

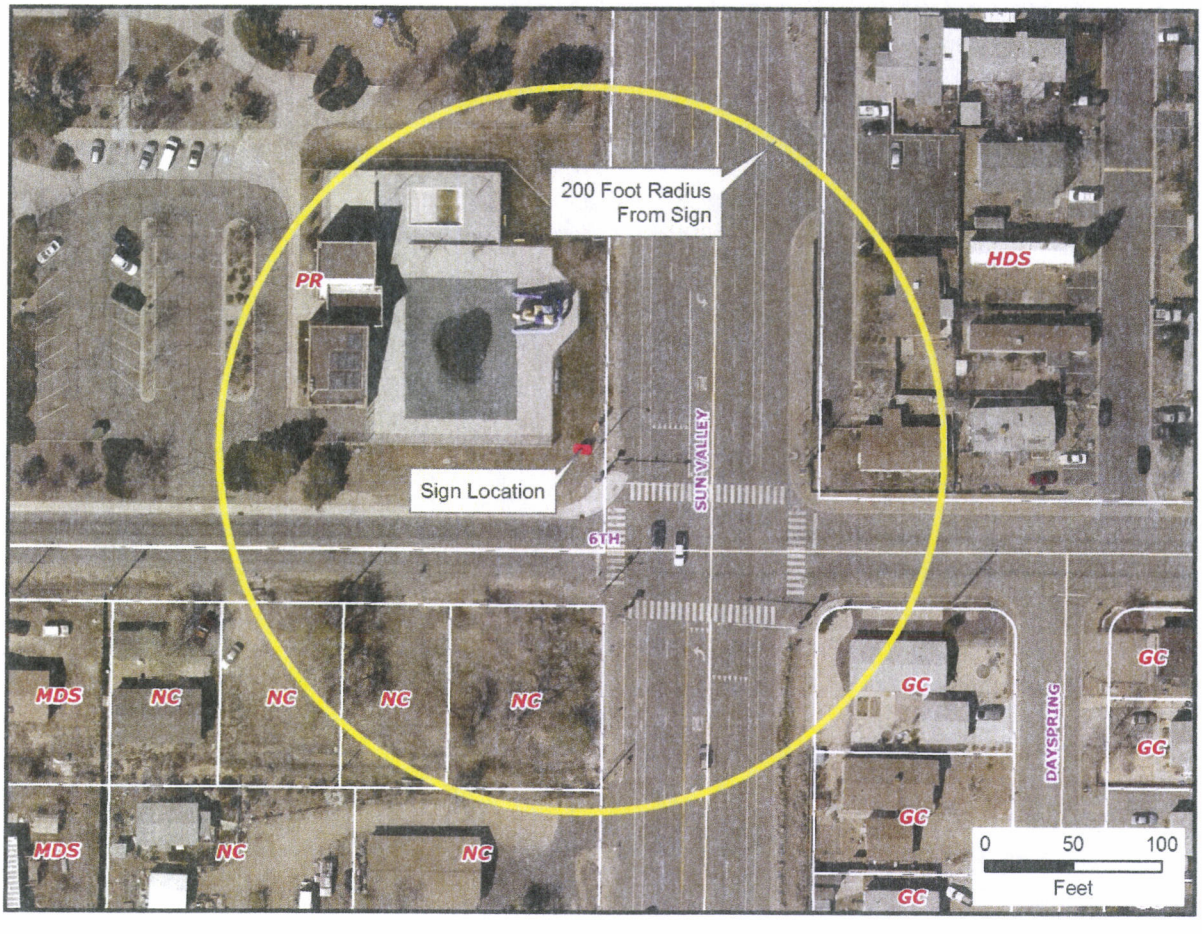
> Electronic Message Display (EMD). "Electronic message display" means a sign that is capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means.

The following is an excerpt of the application submitted with this request:

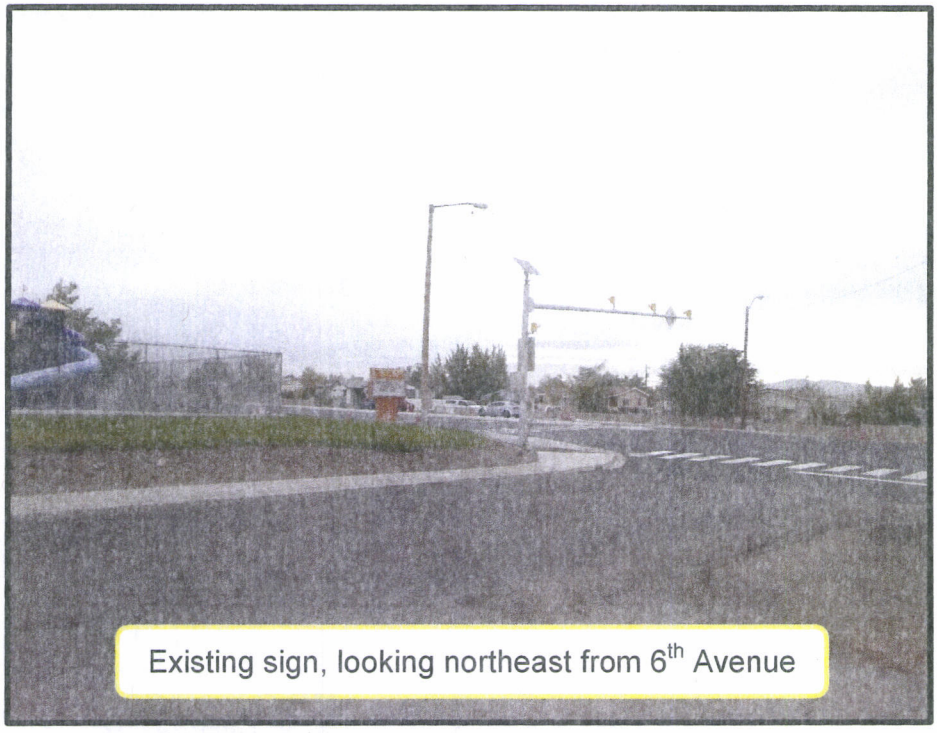
| 2. **What currently developed portions of the property or existing structures are going to be used with this permit?** |
|---|
| The proposed marquee will be installed in front of existing Sun Valley Pool building replacing the existing marquee. Power for sign will be run from existing Sun Valley Pool building to proposed marquee. |

Washoe County Code (WCC) Section 110.505.30 governs EMD signs and requires the approval of an Administrative Permit by the Board of Adjustment for construction of any EMD. That Code section also includes standards for placement of EMD's.

WCC Section 110.505.30(d) specifies that, "An EMD shall not be placed within 200 feet from any residential regulatory zone property line." The location proposed by the applicant is within 200 feet of a residential regulatory zone [High Density Suburban (HDS)] property line, as shown below. The proposal does not comply with this requirement.




Photos of the existing sign which is proposed to be replaced by the EMD follow:



Existing sign, looking northeast from 6th Avenue

Existing sign, looking southwest across Sun Valley Boulevard

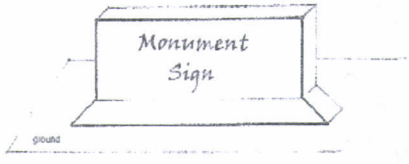
The proposed EMD is subject to other standards within WCC Section 110.505.30 as follows:

1. WCC Section 110.505.30(f) which reads, "An EMD shall only be located on properties with regulatory zones of General Commercial (GC), Tourist Commercial (TC), Neighborhood Commercial (NC), and Industrial (I) on parcels one acre in size or larger or on properties with regulatory zones of Public/Semi-Public Facilities (PSP) and Parks and Recreation (PR) that are ten acres or larger in size. Only one EMD shall be allowed

per site." The subject site is approximately 26 acres in size and is zoned Parks and Recreation (PR). The proposal complies with this requirement.

2. WCC Section 110.505.30(g) which reads, "A freestanding EMD sign structure shall not exceed 12 feet in height and shall be a monument sign as defined at Section 110.505.75, Definitions, unless the EMD is placed on a property with a Regional, Recreation, Travel and Tourism use type." A monument sign is defined at WCC 110.505.75 as follows:

   Monument Sign. "Monument sign" means a freestanding sign generally having a low profile with little or no open space between the ground and the sign copy.




The proposal meets the criteria above. A drawing of the proposed EMD follows.


Finally, WCC Table 110.505.15.1 allows one freestanding sign, up to 80 square-feet in size for a civic use type. The proposal complies with the applicable size limitations.

It may be questioned whether the Board of Adjustment (BOA) has the authority to vary the standard that does not allow an EMD to be placed within 200 feet from any residential regulatory zone property line with the approval of an Administrative Permit. The BOA does not have that authority. WCC Section 110.505.05(e) reads as follows:

> Variance. Variances to the provisions of this Article can be made only by the Planning Commission or the Board of County Commissioners and only upon a finding supported by written legal opinion of the District Attorney that the variance

is required to comply with the constitution, laws or judicial decisions of the United States or State of Nevada.

Because the EMD is proposed to be placed within 200 feet of a residential regulatory zone property line, and violates the provision of WCC Section 110.505.30(d), staff recommends denial of the Administrative Permit is recommended.

Staff notes that WCC Chapter 110, Article 505, Sign Regulations was adopted by the Board of County Commissioners on April 12, 2016 and effective on April 22, 2016. Article 505 regulations allow the proposed EMD to be located on the subject parcel, but requires that it be located further north, as there is residential zoning (High Density Suburban) directly to the east of the subject parcel, across Sun Valley Boulevard, for approximately the southern two-thirds of the length of the subject parcel. It is possible for the applicant to place an EMD near the intersection of Sun Valley Boulevard and 7th Avenue, and meet all generally applicable provisions of Article 505.

Staff further notes that prior to the approval of Article 505, the previously applicable code, Article 504 Sign Regulations, made no provision for any "electronic variable message" (digital sign) for a "Civic" use type such as the Sun Valley Neighborhood Center.

## Sun Valley Citizen Advisory Board (SVCAB)

Administrative permits are not required by Washoe County Code to be presented at a Citizen Advisory Board meeting.

## Reviewing Agencies

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

- Washoe County Community Services Department
  - Roads
  - Engineering and Capital Projects
  - Traffic
  - Planning and Development Division
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe – Storey Conservation District
- Sun Valley General Improvement District

Of the eight above listed agencies/departments, only the Planning and Development Division provided comments in response to their evaluation of the project application. As noted above, Planning and Development staff is recommending denial of the Administrative Permit request as the proposed EMD is located within 200 feet of a residential regulatory zone.

## Staff Comment on Required Findings

WCC Section 110.808.25, *Administrative Permits*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the application and has determined that the proposal is not in compliance with required findings numbered three and four, as follows:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley Area Plan.

*Staff Comment: The proposed use not inconsistent with 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.

   *Staff Comment: There are adequate utilities, roadway improvements, sanitation, water supply, drainage for the proposed EMD.*

3. Site Suitability. That the site is physically suitable for an EMD and for the intensity of such a development.

   *Staff Comment: The site is not suitable for an EMD or for the intensity of such a development because it is closer than 200 feet to a residential regulatory zone property line.*

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.

   *Staff Comment: Issuance of the permit may 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 because the proposed EMD is closer than 200 feet to a residential regulatory zone property line.*

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.

   *Staff Comment: There is no military installation in the required noticing distance of the proposed EMD, therefore this finding is not required to be made.*

## Recommendation

The proposed EMD does not meet the minimum requirements of WCC Section 110.505, specifically WCC Section 110.505.30(d) which requires that, "An EMD shall not be placed within 200 feet from any residential regulatory zone property line." T herefore, after a thorough analysis and review, Administrative Permit Case Number AP16-008 is being recommended for denial.

## 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 deny Administrative Permit Case Number AP16-008 for the Sun Valley General Improvement District being unable to make required findings number three and four, 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 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 an EMD and for the intensity of such a development; and

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.

## Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant/Property Owner: Sun Valley General Improvement District
Attn: Darrin Price
5000 Sun Valley Boulevard
Sun Valley, NV 89433

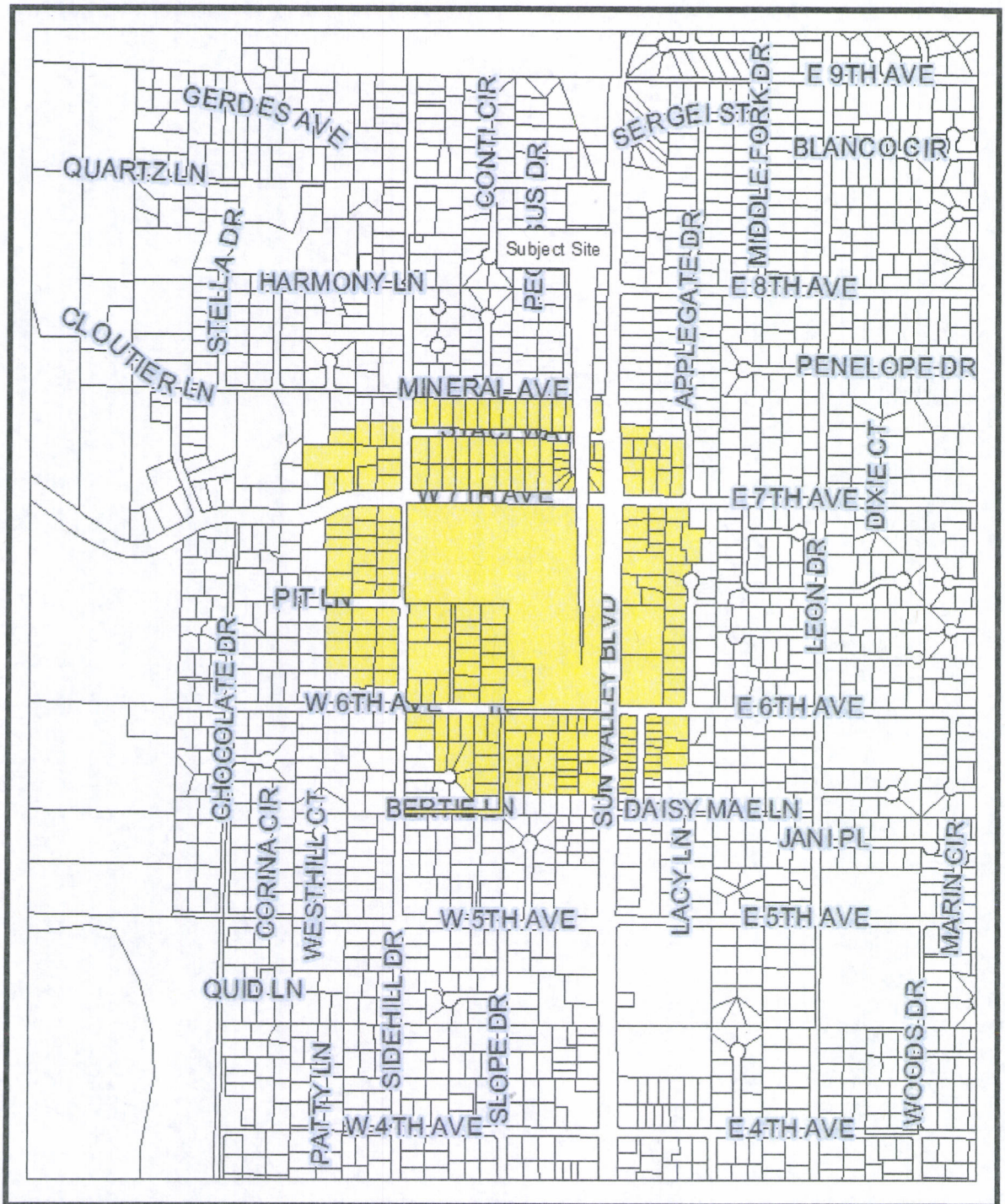
From: Corbridge, Kimble
Sent: Thursday, November 03, 2016 2:05 PM
To: Pelham, Roger
Cc: Vesely, Leo; Smith, Dwayne E.
Subject: AP16-008 Sun ValleyGID sign

Roger,
I have reviewed the referenced project and have no comments or conditions.
Thx,
Kimble

Kimble O. Corbridge, P.E., CFM
Washoe County Community Services Department
KCorbridge@washoecounty.us | o 775.328.2041 | f 775.328.3699 | 1001 E. Ninth St., A-255, Reno, NV 89512



***AP16-008***
***EXHIBIT A***




Mailing Label Map

## Administrative Permit Case No AP16-008
## Sun Valley GID Electronic Message Display

214 Parcels selected at 500 feet.

Source: Planning and Development Division

Date: September 2016

Community Services Department
Planning and Development Division
WASHOE COUNTY NEVADA
Post Office Box 11130
Reno, Nevada 89520
(775) 328-3600

**AP16-008**
**EXHIBIT B**

AP16-008

Exhibit C

# Community Services Department

# Planning and Development

# ADMINISTRATIVE PERMIT APPLICATION

Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

# Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

| **Project Information** | **Staff Assigned Case No.:** _____ |
|---|---|
| Project Name: Sun Valley Electronic Marquee | |
| Project Description: Install new electronic marquee for public notifications | |
| Project Address: 115 W. 6th Ave. | |
| Project Area (acres or square feet): Approximately 200 square feet | |
| Project Location (with point of reference to major cross streets AND area locator): 115 W. 6th Ave. corner of Sun Valley Blvd. and W. 6th Ave. (where existing marqee is located). | |

| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No(s): | Parcel Acreage: |
|---|---|---|---|
| 085-211-03 | 26.086 | | |
| | | | |

Section(s)/Township/Range: section ? Township 20 Range 20

**Indicate any previous Washoe County approvals associated with this application:**
Case No.(s): None

## Applicant Information (attach additional sheets if necessary)

| **Property Owner:** | | **Professional Consultant:** | |
|---|---|---|---|
| Name: Sun Valley GID | | Name: | |
| Address: 5000 Sun Valley Blvd. | | Address: | |
| | Zip: 89433 | | Zip: |
| Phone: 775-673-2220 | Fax: 775-673-7707 | Phone: | Fax: |
| Email: DPrice@svgid.com | | Email: | |
| Cell: 775-848-9919 | Other: | Cell: | Other: |
| Contact Person: Darrin Price | | Contact Person: | |
| **Applicant/Developer:** | | **Other Persons to be Contacted:** | |
| Name: same | | 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: | | Master Plan Designation(s): |
| CAB(s): | | Regulatory Zoning(s): |

# Property Owner Affidavit

**Applicant Name:** SUN VALLEY GENERAL IMPROVMENT DISTRICT

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )
)
COUNTY OF WASHOE )

I, Darrin Price
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 085-211-03

Printed Name Sun Valley GID

Signed Darrin Price

Address 5000 Sun Valley Blvd.

Sun Valley, NV 89433

Subscribed and sworn to before me this 28th day of September, 2016.

Jennifer Merritt
Notary Public in and for said county and state

My commission expires: 01/13/2018

(Notary Stamp)

JENNIFER MERRITT
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 06-102225-2 - Expires January 13, 20

*Owner refers to the following: (Please mark appropriate box.)

- ☒ Owner
- ☐ Corporate Officer/Partner (Provide copy of recorded document indicating authority to sign.)
- ☐ Power of Attorney (Provide copy of Power of Attorney.)
- ☐ Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- ☐ Property Agent (Provide copy of record document indicating authority to sign.)
- ☐ Letter from Government Agency with Stewardship

# 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?

Install new electronic marquee for public notifications.
Reference WC Code 110.505.30

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

The proposed marquee will be installed in front of existing Sun Valley Pool building replacing the existing marquee. Power for sign will be run from existing Sun Valley Pool building to proposed marquee.

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?

Power from existing Sun Valley Pool building will have to be tapped into and run approximately 80ft to proposed marquee location. Estimated time to install power is 3 days. No other improvements are needed.



***AP16-008***
***EXHIBIT C***

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

There is no phasing. Estimated time to run power and install marquee is 30 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 site is public property owned by the Sun Valley GID a non-profit governmental entity. The electronic marquee will face north/south with the flow of traffic on Sun Valley Blvd. The closest occupied residential property(s) is located due east minimizing any light emission from the sign.

Please reference site map.

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

The benefits are notifications of events and programs available to the public as well as potential emergency notification.

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

The current marquee faces north/south as the bulk of traffic is on Sun Valley Blvd. Current occupied residents are located across Sun Valley Blvd. on the east. As the existing marquee is "known" to Sun Valley residents and the proposed marquee is for replacement impacts should be minimal other than the marquee being electronic.

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

If necessary illumination will be dimmed during night time operation.

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

N/A

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

The proposed marquee will be similar in color to the building. No changes to existing landscaping.

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.)

Please see attached sheet for sign specifics.

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.)

| ☐ Yes | ☑ No |
|---|---|

13. Utilities:

| | |
|---|---|
| a. Sewer Service | N/A |
| b. Water Service | N/A |

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 # | N/A | acre-feet per year | |
| d. Certificate # | N/A | acre-feet per year | |
| e. Surface Claim # | N/A | acre-feet per year | |
| f. Other, # | N/A | 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):

| |
|---|
| N/A |


**Tekstar Capabilities**

25.2"

THIS SIGN IS CAPABLE OF DISPLAYING 1 TO 4 ROWS 5.5" TO 25.2" CHARACTERS

For Full Capabilities go to stewartsigns.com

**TekStar Color**
**20mm 32x112**
**CABINET SIZE: 5'x8'**

| | |
|---|---|
| Vinyl Color: Photoreal | Paint Color: Spartan Bronze |
| Text Color: | Draft: White |
| Cowling Text Vinyl: | SIGN DESIGN # |

GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match between ink, vinyl, paint, or LED color. Brickwork, masonry and landscaping is not included in the proposal. Measurements shown are approximations; dimensions of final product may vary. LED images shown are simulated to replicate optimum viewing distance. Sign is designed to be illuminated at all times. Sketches are based off of this premise.

Approved as shown

Date

Approved with listed changes

Date

stewartsigns
America's Premier Sign Company

5/8"=1'
Sk: 872550-3-s
Cust: 1144461
6/27/2016
L/kCarlin
SOLD

ORIGINAL DESIGN DO NOT DUPLICATE

PH. 1-800-237-3928 - FAX 1-800-485-4280

45 Years EXPERIENCE

AP16-008
EXHIBIT C


H6Pr872550-3-s

Photoreal Face

Flat Surface Dimension: 24.125" x 91.875"

With Bleed:24.625" x 92.375"

| | |
|---|---|
| Vinyl Color: Photoreal | Paint Color: Spartan Bronze |
| Text Color: | Draft: White |
| Cowling Text Vinyl: | SIGN DESIGN # |

GRAPHICS DISCLAIMER: This custom artwork is not intended to provide an exact match between ink, vinyl, paint, or LED color. Brickwork, masonry and landscaping is not included in the proposal. Measurements shown are approximations; dimensions of final product may vary. LED images shown are simulated to replicate optimum viewing distance. Sign is designed to be illuminated at all times. Sketches are based off of this premise.

Approved as shown

Date

Approved with listed changes

Date

stewartsigns
America's Premier Sign Company

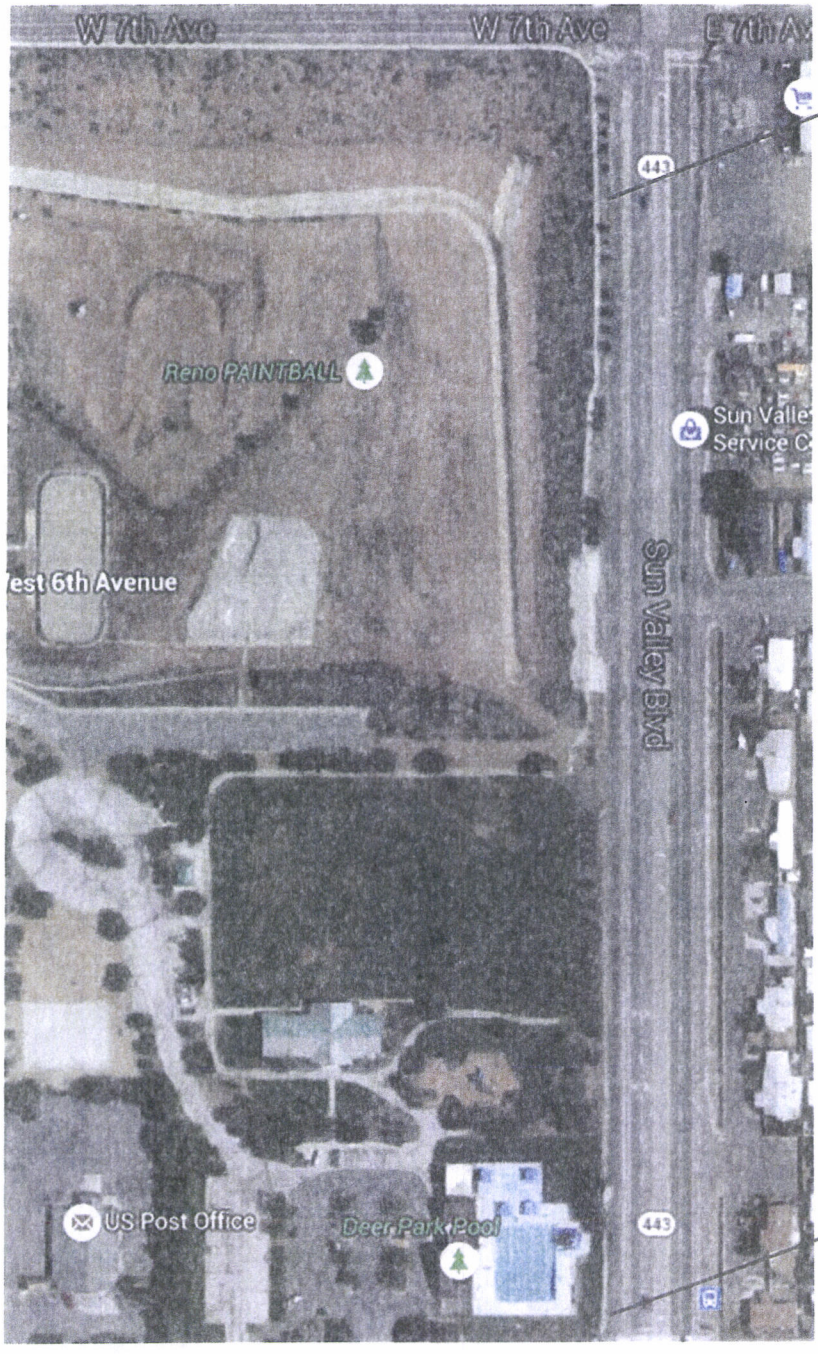
5/8"=1'
Sk: 872550-3-s
Cust: 1144461
6/27/2016
L/kCarlin
SOLD

ORIGINAL DESIGN DO NOT DUPLICATE

PH. 1-800-237-3928 - FAX 1-800-485-4280

45+ Years EXPERIENCE

AP16-008
EXHIBIT C




Proposed site near E7th Ave. and SV Blvd. to comply with WC Sign Ordinance.

North

Existing Marquee site

Attachment B

Appeal of Administrative Permit Case Number AP16-008

Board of County Commissioners

Meeting of January 24, 2017

Sun Valley General Improvement District
5000 Sun Valley Boulevard
Sun Valley, NV 89433-8229
Phone: (775) 673-2220
Fax: (775) 673-1835

December 13th, 2016

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

RE: Board of Adjustment Action Order for Administrative Permit Case Number AP16-008

Dear Roger:

The Sun Valley General Improvement District is in receipt of Washoe County's Board of Adjustment Action Order denying Administrative Permit Case Number AP-16-008 filing date December 5th, 2016.

Please consider this letter a formal appeal to that decision per Washoe County Development Code 110.912.20. The Sun Valley GID would like to appeal this decision to the Washoe County Board of County Commissioners as soon as deemed timely and appropriate with our respective staffs.

The District is appealing the denial decision as the need to communicate messages of programs, events, and emergencies to our community is too great. The existing antiquated marquee does not work in today's world.

Sincerely,
**SUN VALLEY G.I.D.**

Darrin Price
General Manager
5000 Sun Valley Blvd.
Sun Valley, NV. 89433
(775) 673-2220 office
(775) 673-7700 direct
(775) 673-7707 fax
DPrice@svgid.com
**visit us at** www.svgid.com

CC: Sun Valley GID Board of Trustees
Washoe County Commissioner District 5 Jeanne Herman
Washoe County Commissioner District 3 Kitty Jung
Jon Combs, Public Works Director – Sun Valley GID
Jennifer Merritt, Administrative Assistant – Sun Valley GID

Att: AP16-008 page 1
Board of Adjustment Action Order with filing date December 5th, 2016

# Administrative Permit Staff Report

**Meeting Date: December 1, 2016**

| | |
|---|---|
| Subject: | Administrative Permit Case Number AP16-008 |
| Applicant: | Sun Valley General Improvement District (SVGID) |
| **Agenda Item Number:** | **8B** |
| Summary: | Construction and operation of an Electronic Message Display (EMD) sign |
| **Recommendation:** | **Denial** |
| Prepared by: | Roger Pelham, MPA, Senior Planner<br>Washoe County Community Services Department<br>Planning and Development Division |
| Phone: | 775.328.3622 |
| E-Mail: | rpelham@washoecounty.us |

---

**Description**

**Administrative Permit Case Number AP16-008 (Sun Valley General Improvement District Electronic Message Display)** – Hearing, discussion, and possible action to approve an Administrative Permit to allow the construction and operation of an Electronic Message Display. The overall height of the proposed sign is six feet. The overall width of the proposed sign is eight feet. The electronic message display area is approximately two feet in height and seven-and-a-half feet in width (15 square feet).

- Applicant/Property Owner: Sun Valley General Improvement District<br>Attn. Darrin Price<br>5000 Sun Valley Boulevard<br>Sun Valley, NV 89433
- Location: 115 W. 6th Avenue, at the Sun Valley Regional Park
- Assessor's Parcel Number: 085-211-03
- Parcel Size: ± 26.1 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 505, Sign Regulations
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Section 18, T20N, R20E, MDM,<br>Washoe County, NV

**WASHOE COUNTY**
**Planning and Development**
INTEGRITY COMMUNICATION SERVICE

Community Services Dept
P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-6100
Fax (775) 328-6133

# Board of Adjustment Action Order

**Administrative Permit Case Number AP16-008**

| | |
|---|---|
| Decision: | Denial |
| Decision Date: | December 1, 2016 |
| Mailing/Filing Date: | December 5, 2016 |
| Applicant: | Sun Valley General Improvement District, Darrin Price |
| Assigned Planner: | Roger Pelham, MPA, Senior Planner<br>Washoe County Community Services Department<br>Planning and Development Division |
| Phone: | 775.328.3622 |
| E-Mail: | rpelham@washoecounty.us |

**Administrative Permit Case Number AP16-008 (Sun Valley General Improvement District Electronic Message Display)** – Hearing, discussion, and possible action to approve an Administrative Permit to allow the construction and operation of an Electronic Message Display. The overall height of the proposed sign is six feet. The overall width of the proposed sign is eight feet. The electronic message display area is approximately two feet in height and seven-and-a-half feet in width (15 square feet).

| | |
|---|---|
| • Applicant/Property Owner: | Sun Valley General Improvement District<br>Attn: Darrin Price<br>5000 Sun Valley Boulevard<br>Sun Valley, NV 89433 |
| • Location: | 115 W. 6th Avenue, at the Sun Valley Regional Park |
| • Assessor's Parcel Number: | 085-211-03 |
| • Parcel Size: | ± 26.1 acres |
| • Master Plan Category: | Suburban Residential (SR) |
| • Regulatory Zone: | Parks and Recreation (PR) |
| • Area Plan: | Sun Valley |
| • Citizen Advisory Board: | Sun Valley |
| • Development Code: | Authorized in Article 505, Sign Regulations |
| • Commission District: | 3 – Commissioner Jung |
| • Section/Township/Range: | Section 18, T20N, R20E, MDM,<br>Washoe County, NV |

Notice is hereby given that the Washoe County Board of Adjustment denied the above referenced case number based on the inability to make the findings required by 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 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 an EMD and for the intensity of such a development; and

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.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100.** Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Development Division

William Whitney
Secretary to the Board of Adjustment

WW/RP/ke

Applicant/Property Owner: Sun Valley General Improvement District
Attn: Darrin Price
5000 Sun Valley Boulevard
Sun Valley, NV 89433

# WASHOE COUNTY
# BOARD OF ADJUSTMENT
# DRAFT Meeting Minutes

**Board of Adjustment Members**
Kim Toulouse, Chair
Clay Thomas, Vice Chair
Kristina Hill
Brad Stanley
Lee Lawrence
William Whitney, Secretary

**Thursday, December 1, 2016**
**1:30 p.m.**

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

The Washoe County Board of Adjustment met in regular session on Thursday, December 6, 2016, in the Washoe County Administrative Complex Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

**1. *Determination of Quorum**

Chair Toulouse called the meeting to order at 1:32 p.m. The following members and staff were present:

| | |
|---|---|
| Members present: | Kim Toulouse, Chair<br>Clay Thomas, Vice-Chair<br>Kristina Hill **<br>Lee Lawrence<br>Brad Stanley |
| Members absent: | None |
| Staff present: | Trevor Lloyd, Senior Planner, Planning and Development<br>Eric Young, PhD, Planner, Planning and Development<br>Chad Giesinger, Senior Planner, Planning and Development<br>Nathan Edwards, Deputy District Attorney, District Attorney's Office<br>Donna Fagan, Recording Secretary, Planning and Development |

**2. *Pledge of Allegiance**

Member Stanley led the pledge to the flag.

**3. *Ethics Law Announcement**

Deputy District Attorney Edwards 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

Chair Toulouse opened the public comment period. Garth Elliott stated as a Board member of the Sun Valley General Improvement District (SVGID) he knew his function and he knew this Board's function. He stated there was a situation where the County had been working on a sign code for two years and not one time did they consider the wishes of the 25,000 people making up Sun Valley. He said they were not asked to be part of it until it was too late and the decisions had been made. He reported the people had a problem with the six-foot height requirement and electronic part of it. He noted there was a sign located in Sun Valley that they had to manually open up and place the letters or numbers on it and they needed a faster way to do that. With an electronic sign they could change it immediately, which they needed for emergency purposes.

Chair Toulouse closed the public comment period.

## 6. Approval of Agenda

In accordance with the Open Meeting Law, Member Stanley moved to approve the agenda of December 6, 2016. The motion was seconded by Member Lawrence, which carried unanimously with Member Hill absent.

## 7. Approval of October 6, 2016 Draft Minutes

Member Thomas moved to approve the minutes of October 6, 2016 as written. The motion was seconded by Member Lawrence, which carried unanimously with Member Hill absent.

## 8. Public Hearings

**B. Administrative Permit Case Number AP16-008 (Sun Valley General Improvement District Electronic Message Display)** – Hearing, discussion, and possible action to approve an Administrative Permit to allow the construction and operation of an Electronic Message Display. The overall height of the proposed sign is six feet. The overall width of the proposed sign is eight feet. The electronic message display area is approximately two feet in height and seven-and-a-half feet in width (15 square feet).

| | |
|---|---|
| • Applicant/Property Owner: | Sun Valley General Improvement District<br>Attn: Darrin Price<br>5000 Sun Valley Boulevard<br>Sun Valley, NV 89433 |
| • Location: | 115 W. 6th Avenue, at the Sun Valley Regional Park |
| • Assessor's Parcel Number: | 085-211-03 |
| • Parcel Size: | ± 26.1 acres |
| • Master Plan Category: | Suburban Residential (SR) |
| • Regulatory Zone: | Parks and Recreation (PR) |
| • Area Plan: | Sun Valley |
| • Citizen Advisory Board: | Sun Valley |
| • Development Code: | Authorized in Article 505, Sign Regulations |
| • Commission District: | 3 – Commissioner Jung |
| • Section/Township/Range: | Section 18, T20N, R20E, MDM,<br>Washoe County, NV |
| • Staff: | Roger Pelham, MPA, Senior Planner<br>Washoe County Community Services Department<br>Planning and Development Division |
| • Phone: | 775.328.3622 |
| • Email: | rpelham@washoecounty.us |

Chair Toulouse opened the public hearing. Roger Pelham, Planner, identified the property and presented his Staff Report. He noted the Sign Code was relatively new and the County went through a very long process and

many meetings to replace the Sign Code in its entirety. He explained that under the previous Code a digital sign at this location would not have been allowed under any circumstances. He said at this time, the sign would not be allowed where it was being proposed because one of the criteria for placement of an electronic message display (EMD) was that it not be placed within 200 feet of a residential regulatory zone. Based on that, Staff was recommending denial of the project.

Chair Toulouse called for any disclosures. Chair Toulouse stated he received an email in support of the SVGID sign. He opened discussion to the Board. Member Lawrence wondered if going further up from the intersection to a park would that 200 foot radius would it not also include the east side and the residents on that side or were there no residents there. Mr. Pelham stated the zoning in that area was zoned commercial and they could put an EMD within 200 feet of commercial. He noted the residential zone on the east side of Sun Valley Boulevard went about halfway up the park going north.

Chair Toulouse called for the Applicant to come forward. Darrin Price, General Manager SVGID, showed the Board photos of the existing marques. He said they inherited that from Washoe County when they took over the parks about seven years ago and it was put in in 1996. He said their challenge with the current sign was that they could only put up four lines of text. The plastic letters had to be replaced by hand and the existing sign did light up. He showed a photo of the sign they were going to put in and it was shorter than the current sign. He said they could put multiple messages on the sign and it was not just for all the programs at the park, it was a joint partnership with the County. Mr. Price stated Commissioner Herman was present and he explained they had acquired $20,000 from the County for installation of the sign. He showed the map included in the application and the existing marques site and the one that met the Code toward the north. He stated that site would not work. He said the first challenge was landscaping and Sun Valley Boulevard was not a County road, it was a State Highway. He said right behind the landscaping was the sidewalk that went all the way around the park and then right behind the sidewalk was the fence. He said they needed the fencing that surrounded that portion of the park because they had amenities in the drainage area. That meant they would have to go behind the landscaping, behind the sidewalk, behind the fence to the area that was a 45 degree slope running from the fence down to the drainage area. In order to comply with the Sign Code they would have to have a structural engineer come in to do an assessment, build a retaining wall with proper compaction just to start to do the pedestal portion before they could put in the sign. He said in order to comply with the Code, the sign could not be higher than six foot, which meant no one would be able to see it at the proposed location.

Mr. Price said only three homes would be affected by this and commercial location. The other two were undeveloped lots, which could be developed residential in the future. He said he had been with the District 30 years and there were two homes on the parcels that were torn down and the owner lived in Alaska and the lots had been vacant for 20 years. He said those people who would be affected were in favor of putting the sign in this location. He noted that on the corner of 6th Street and Sun Valley Boulevard was pedestrian crossing sign that blinked 24/7 and at night time.

Mr. Price suggested the Board approve replacing the sign that was already in place with a new sign. He said they could do Amber Alerts, boil water notices, and emergency alerts for the community. It was not going to be used to advertise events and programs being held, it would be used as notification for neighborhood emergencies. He said they were a non-profit governmental entity that did bill inserts, newsletters, Facebook, and press releases to reach their residents. He said there were over 20,000 people in Sun Valley and thousands of cars that passed that area every day would view the sign, just like they do now. He encouraged the Board to pass the permit so they could replace the existing sign.

Chair Toulouse opened questioning to the Board. Member Hill asked if there were two letters in support. Mr. Price said that was correct. Member Hill said one letter was from Day Spring Lane and she did not think that was located in Sun Valley. Mr. Price stated page 6 of the Staff Report showed it was one of the homes affected. Member Hill said the only homes that were affected were in the High Density Suburban zone across the street and the other side were zoned commercial.

Chair Toulouse opened public comment. Carol Burns, 15 Columbine Court, stated she was a member of the CAB and for the past year she had appeared before the County Commissioners asking for better notification for the residents in Sun Valley. She had also brought this matter up at their CAB meetings; all to no avail. Years ago a resident published a newsletter that was distributed throughout the community keeping them current on news; however, it was terminated. The Sun Valley GID notified their customers in their bills, but she and many others on the fringe of Sun Valley received their water from TMWA and never saw that information. As fast as they put the CAB meeting notices they were taken down so they had to repeatedly put new ones up. She said both of the medical marijuana dispensaries that blossomed in Sun Valley had lighted signs and it seemed more appropriate to her that the residents of Sun Valley be advised of news. She felt this sign was sorely needed for people in Sun Valley without Internet availability or GID notification.

Garth Elliott, 6160 Rams Horn, stated he contacted the three residents mentioned earlier that would be affected and they were not opposed. He said he attended all the County Commissioner meetings and spoke as much as could about the new Sign Code and how it would affect them. He said they were not asked to be at the working group meetings or involved in the process. He stated he was told that if they wanted to challenge the Code they could put in an Area Plan Amendment, but the last time he tried that it took five years. He thought there should have been a way to get a Variance or something outside of coming to the Board of Adjustment and the County Commissioners. He stated the sign had to be in the current position because they advertised things that happened at Washoe County property such as the Pool, the Community Center and the Elber Center.

Chair Toulouse closed public comment and brought the discussion back to the Board. Member Hill stated it appeared the Board could not approve this because it conflicted with the Code. Mr. Edwards, Legal Counsel, stated Article 804 specifically cross-referenced the new Sign Code and said that the Variance Article was not useable for purposes of varying the provisions of the Sign Code. Therefore, the Board had to rely simply on the Sign Code itself, Article 505. He said within Article 505 there was a reference which provided that variances could only be made by the Planning Commission or the County Commissioners and even then only on written legal opinion from the District Attorney's Office that it was required to comply with the Constitution, Laws or Decisions of the United States or the State of Nevada. He agreed with Staff; he thought they articulated the correct position, which was a problem with the Sign Code in terms of this Applicant and what they wanted. He said the only way he could see under the current Sign Code that this was possibly somehow not restricted or prohibited because of the 200 foot rule, would be in Section 505.05 which provided a list of exemptions from the Sign Code. He noted the Board would have to conclude that one of those exemptions applied to this project. Under that exemption (subsection (b)) said if they were not prohibited by 110.505.35 which was the section that dealt with traffic safety, the Board could not approve a sign that would be a traffic hazard, or subject to special standards. The Board would have to decide that this sign was not subjected to special standards. His opinion was that it was subject to special standards, that was why they were present seeking a Special Use Permit. The Board would have to conclude that it was not subject to special standards and that it was listed in the exempt provisions. He said the first on the list was signs owned and/or maintained by a governmental agency for the purposes set out in subparagraph D and I of 110.505.00. Subsection D covered signs to promote traffic safety, the free flow of traffic and to prevent injury and property damage that may be fully or partially contributable to cluttered and distracting signage. Subsection I referred to signs that limited signage on County property only for locational, directional, traffic control and public safety health and welfare purposes and allowing the expression of ideas in traditional public forums. He said if the Board concluded this not subject to special standards and if the Board concluded that it was one of those types of signs owned and/or maintained by a governmental agency, which SVGID was, then that would be the only route he could conceivably argue that the Sign Code would not prohibit the sign in question. He reiterated he did not believe that was the prevailing argument or analysis here, but if the Board were to consider any basis for it, the Board would need to make those conclusions.

Chair Toulouse asked Mr. Price if this sign would be used to promote traffic safety and public safety and health. Mr. Price said public safety and health yes, but no for traffic safety. He said when they held events they might put an arrow on the sign to show direction where they could enter the park safely.

Member Stanley said since they were both governmental agencies he wondered what efforts were used to try and reach any sort of compromise that would be workable. Mr. Price stated he met with Staff several times

discussing this project and it came down to one thing, they complied with all the other elements associated with the Permit, it was the 200 foot radius that would stop them. He noted the amount of residents it would affect was why they were arguing today. He said thousands of people would benefit from the sign and only two or three would not.

Member Thomas stated he knew where Mr. Price was coming from but he thought he was in agreement that it did not meet the 200 foot rule. He agreed that when rules, laws and statutes were developed, some time there were unintended consequences and he thought that was what happened with this. It was not for a good reason, but they came up with a distance and this fell within that. Mr. Price stated if someone had suggested governmental agencies be exempt from the Sign Code, because they were not in it for the money they were in it for the community, this would be going through.

Chair Toulouse brought it back to the Board for discussion. Member Lawrence concurred the SVGID was a governmental agency and it was clear that this was a public, health and welfare safety issue, but not necessarily a traffic issue, so it did not quite check all the boxes where an exemption or an acceptance of the sign would be an easy decision for the Board. He was not against it and he saw the benefit to the community, which to him would override the regulation's intent that was developed in making the location for signs.

Member Thomas stated there were unintended consequences by establishing the boundaries for the Sign Code and he understood where Mr. Price, Ms. Burns and Mr. Elliott were coming from but his concern was that attempting to get creative to make this work with the information he received from Legal Counsel, it appeared the Board was not in a position to make a decision other than to deny.

Member Stanley said he agreed with what had been said, but it seemed this Board was in a test case scenario where both sides wanted the right thing done. He did not see any other way to vote other than to deny and allow other agencies to review this.

Chair Toulouse stated he tried to find a way to make this work, but the fact was that this Board was bound by law and Code and did not have the authority to make the affirmative for this particular sign. He encouraged the Applicant to take this to the County Commissioners on appeal if the Board voted to deny.

Chair Toulouse called for a motion.

Member Hill moved that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment **DENY** Administrative Permit Case Number AP16-008 for the Sun Valley General Improvement District being unable to make required findings number three and four, in accordance with Washoe County Development Code Section 110.808.25. Member Lawrence seconded the motion, which carried unanimously.

1. Consistency. That the proposed use 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 an EMD and for the intensity of such a development; and
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.

Mr. Whitney read the appeal procedures into the record.

**9. Chair and Board Items**

***A.** Future Agenda Items.

There were none.

***B.** Requests for Information from Staff.

There were none.

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

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

Mr. Whitney reported that at the October meeting the Board approved the Variance for the Eget residence on Tuscarora and Wassau in Crystal Bay. It was appealed by the neighbors to the County Commissioners, but it had not yet been heard. He said it would be coming back to this Board because the notification of the original Variance was not correct regarding a half bathroom.

***B.** Legal Information and Updates.

Mr. Edwards stated he had nothing to provide.

**11. *General Public Comment**

There was no response to the call for public comment.

**12. Adjournment**

The meeting adjourned at 5:15 p.m.

Respectfully submitted by

*Jaime Dellera, Independent Contractor*

Approved by Board in session on _____, 2017

_____

William H. Whitney
Secretary to the Board of Adjustment

The attached document was submitted to the **Washoe County Board of Commissioners** during the meeting held on 1-24-17

by Roger Pelham

for Agenda Item No. 13

and included here pursuant to NRS 241.020(7) as amended by AB65 of the 2013 Legislative Session.

# Washoe County Board of Adjustment

## Administrative Permit Case

## # AP16-008

## Sun Valley GID

## Electronic Message Display

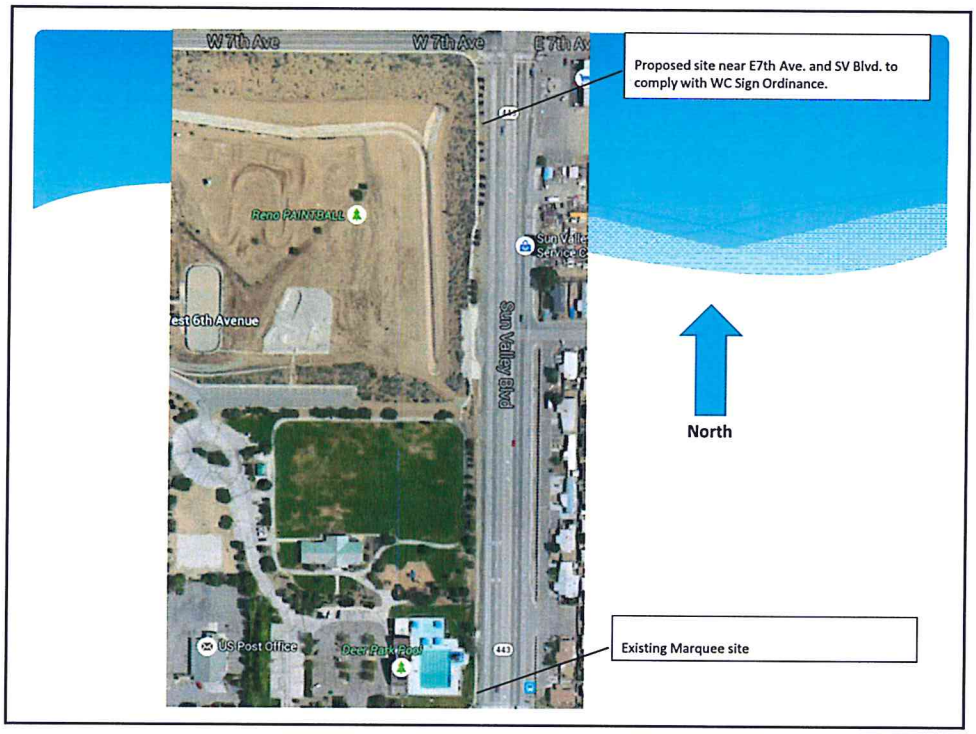
The existing marquee was installed in 1996.

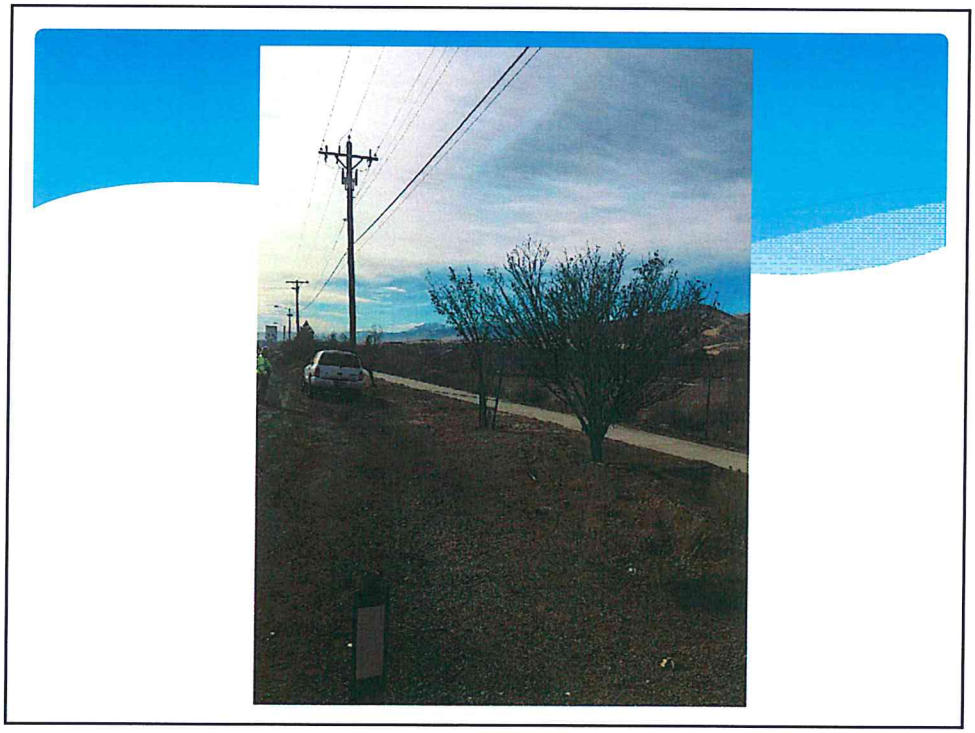

1-24-17 BCC #13

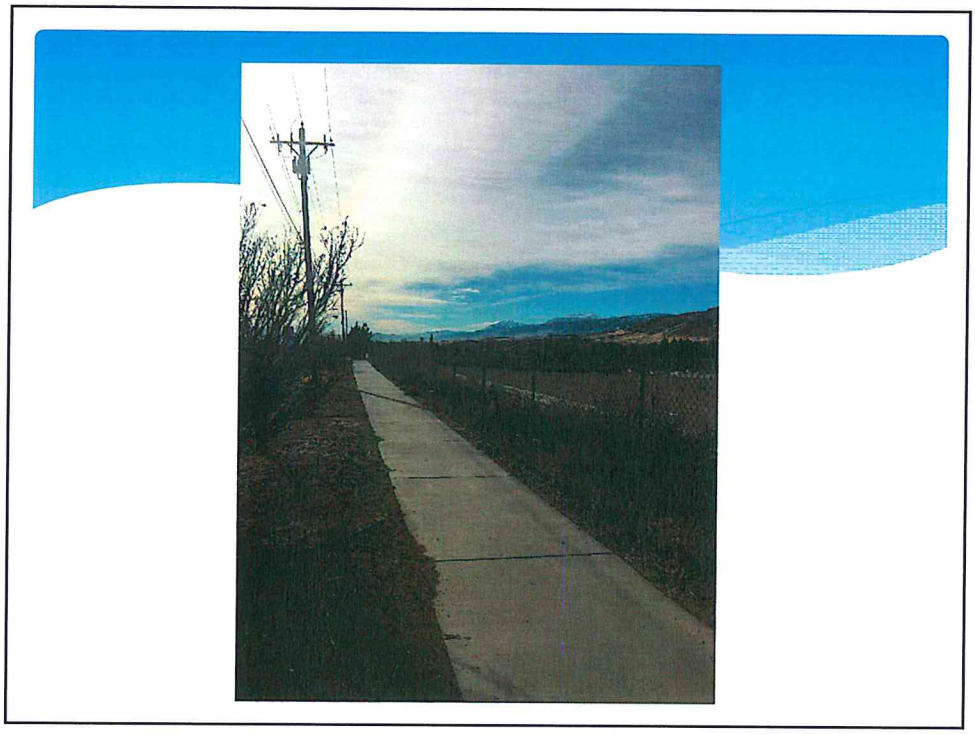
Roger Pelham

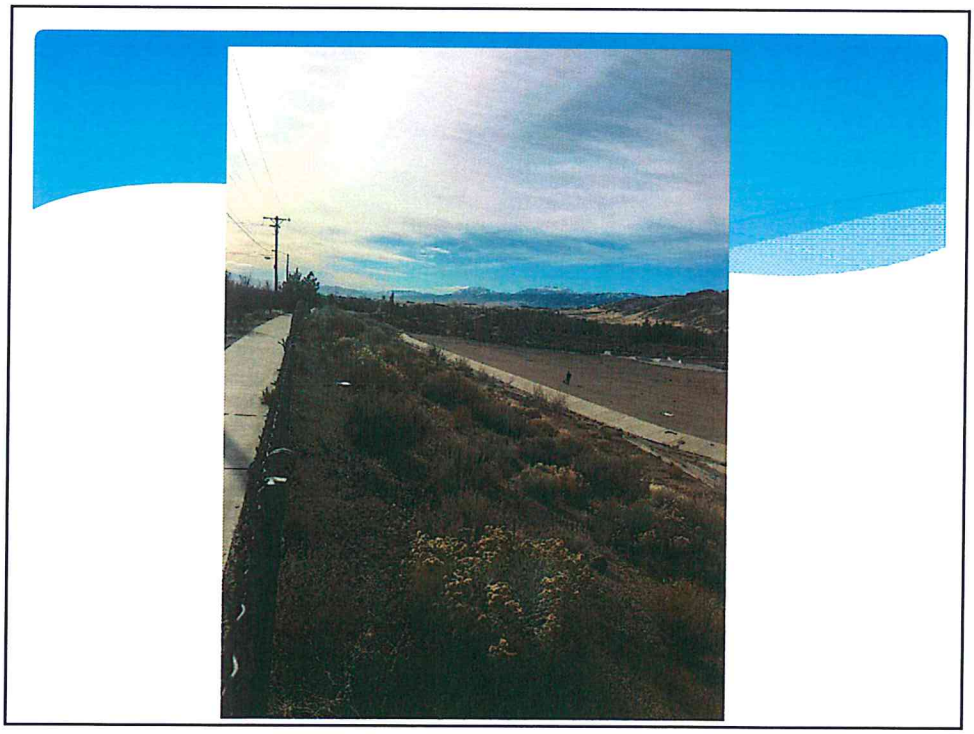
# Existing Marquee:

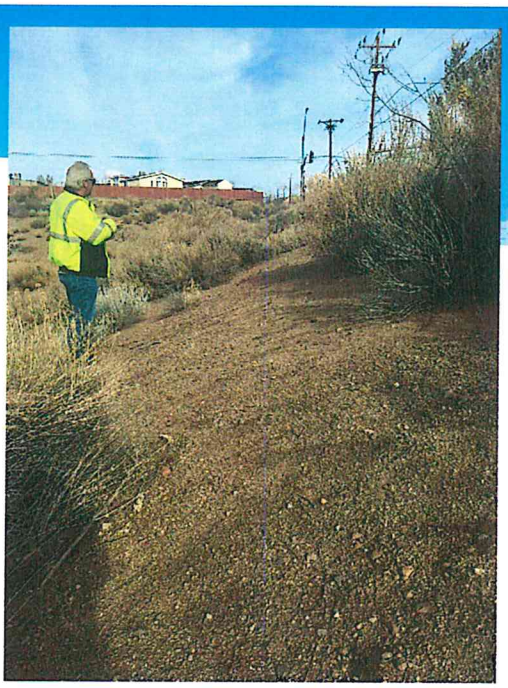

# Replacement of Sun Valley marquee

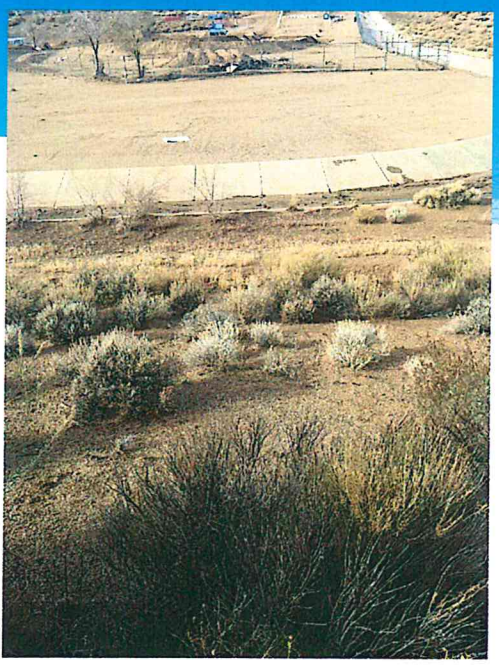

W 7th Ave
W 7th Ave
E 7th Av
Reno PAINTBALL
Sun Valley Blvd
est 6th Avenue
US Post Office
Deer Park Pool
443
Proposed site near E7th Ave. and SV Blvd. to comply with WC Sign Ordinance.
North
Existing Marquee site

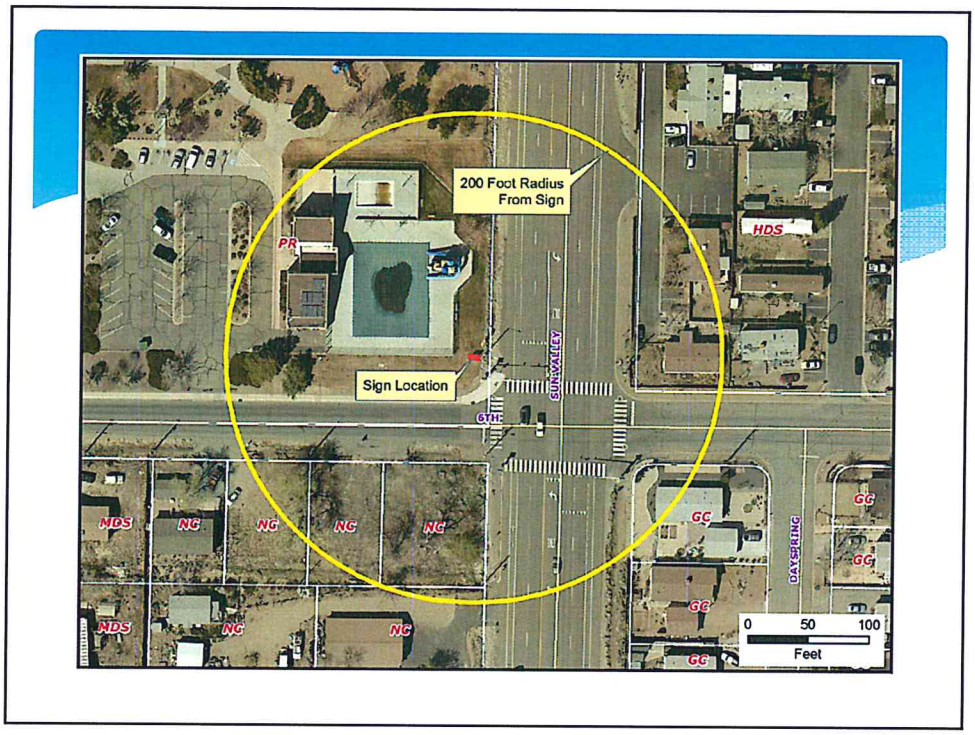











200 Foot Radius
From Sign
Sign Location
PR
HDS
GUNNISON CREEK
6TH
MDS
NC
NC
NC
NC
MDS
NC
NC
GC
GC
GC
GC
BAYSHORE
0
50
100
Feet

**Thank you for the opportunity to present our request today.**

**To the Washoe County Board of Adjustment,**

**My name is** Ricardo Martinez **and I reside at** 3630 Sun Valley blvd. @ space #36 6Th Avenue Ct.
**Date** 01/22/17

**I have been informed of the desire to replace the illuminated sign in front of the SVGID pool at Sun Valley Dr. and 6 street. I have been made aware of the issues in regards the new sign code as well as the benefits to the community.**

**Signed:** Ricardo Martinez

To the Washoe County Board of Adjustment,

My name is Lori Brown and I reside at 5591 Day Spring Ln.

Date 11-29-16

I have been informed of the desire to replace the illuminated sign in front of the SVGID pool at Sun Valley Dr. and 6 street. I have been made aware of the issues in regards the new sign code as well as the benefits to the community.

Signed: Lori Brown

Lori Brown

**To the Washoe County Board of Adjustment,**

**My name is** Maria Chavéz Trujillo **and I reside at** 5630 Sun Valley BLVD #35 .
**Date** 11-30-2016

**I have been informed of the desire to replace the illuminated sign in front of the SVGID pool at Sun Valley Dr. and 6 street. I have been made aware of the issues in regards the new sign code as well as the benefits to the community.**

Si estoy de acuerdo en que lo Ponzan Para que sea más rapido la información de lo que este Pasando en la Comunidad Gracias Por atender los Comentarios.

**Signed:** Maria Chavéz Trujillo

I AGREE GO WITH IT
IT WILL BE QUICKER
I'M GLAD WERE THINKING
ABOUT THE COMMUNITY
THANKS FOR LISTENING TO
THE COMMENTS

DANIEL

The attached document was submitted to the **Washoe County Board of Commissioners** during the meeting held on 1-24-17

by Susan Severt (through Jeanne Herman)

for Agenda Item No. 13

and included here pursuant to NRS 241.020(7) as amended by AB65 of the 2013 Legislative Session.

From: **Susan Severt** severtnv@gmail.com
Subject: **Comment on Agenda Item 13, AP16-008**
Date: **Jan 23, 2017, 7:46:49 PM**
To: **Herman, Jeanne** JHerman@washoecounty.us

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Commissioner Herman,
I apologize for not being able to attend the meeting today.
I am asking that you consider our appeal and allow the Sun Valley GID to replace the existing park sign with a new sign that will allow a better way to dispense information to many more residents.
This electronic sign which would be a great asset to the community would be dedicated to advertising on going events at the park, the Washoe County Senior Center, meetings and more importantly be used to convey important information in times of need and crisis. The location of the sign will not interfere with any residents and many have expressed that they would love to see the current sign replaced with a functional digital sign.

I do understand the concerns of your staff and I have discussed these concerns regarding this sign with many residents and the fact that the community would benefit from a new form of communication has been accepted with positive comments, and no one has expressed any concerns regarding the location.
I feel that I and possibly the General improvement District board would be open to discussing limiting the hours that the sign would operate and controlling the brightness if this is the wishes of the board. Unfortunately every other location we have researched would be cost prohibitive or would require years of study before we could even consider erecting this sign.

I believe that this sign would be as much a benefit to Washoe County, as it would be to the Sun Valley General Improvement District as an interactive communication tool to Sun Valley residents. I do hope you will consider my request.

Thank you,
Susan Severt
Vice Chairperson,
Sun Valley General Improvement District

Comment on Agenda Item 13, AP16-008

Sent from Mail for Windows 10

1-24-17 BCC #13
Susan Severt

From: Roger Edwards builderrog69@gmail.com
Subject: WM agreement
Date: Jan 23, 2017, 8:54:27 PM
To: Slaughter, John JSlaughter@washoecounty.us, kshiller@washoecounty.us, Berkbigler, Marsha MBerkbigler@washoecounty.us, Jung, Kitty KJung@washoecounty.us, Herman, Jeanne JHerman@washoecounty.us, Hartung, Vaughn VHartung@washoecounty.us, Donshick, Francine f.donshick@att.net

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Manager Slaughter,

My name is Roger Edwards. I have served on the NVCAB, Planning Commission, Regional Planning Commission, KTMB and others, so I could be certainly be described as involved with my community.

I currently live in Golden Valley and serve as Vice president of the Homeowner's Association and manager of the Golden Valley neighborhood compost facility. I have some credentials in solid waste management.

I have been in attendance at several meetings of the BCC during negotiations with Waste Management and have spoken at several. My complaints have always been the same; One size does not fit all.

I have a full acre with twenty-five full size trees, twelve of which are Austrian pines, which drop a lot of everything (needles, pine cones, seeds, etc.). I have four full sized dogs. Occasionally we have a litter of puppies and all the soiled newspapers that goes along with that. I augment my heating with firewood which results in a lot of bark waste.

I could go on.

In your negotiations with the WM folks, not once did I hear you discuss people with property, horses, landscaping or dozens of other things that frequently fill up more than 1 can

and don't always fit the recycle categories that the single stream program allows for. The vast majority of your constituents (by definition, I might add) do not live in "City" settings.

On many Wednesdays (my pickup days) I only put out my Green Monster can. However two of my immediate neighbors have horses and put out three cans, at three times the cost, of course each week. The single stream program will not work for them either.

I listened to the single stream program several times and can see how it might work for the city-dwellers. But it will never work for us Country folks.

I know it is very difficult to put language to a contract and it is nearly impossible to satisfy everyone. But, it is also impossible to have one plan (Single Stream Recycling) that will work for the majority of your folks that live outside of the high density areas.

Yours is a tough job. That's why I didn't apply/run myself. I also understand the allure of single stream recycling and wish it would work, as suggested, but I live it and it won't. Country living generates more and different kinds of trash/garbage.

At the last meeting with WM you wisely put off any action until further meetings could be held because your board could

not come to any clear consensus. Let's have those meetings and let's get the community back into the discussion. I can guarantee you that my neighbors here in GV don't understand the ramifications of this proposed agreement.

Roger Edwards