



# WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

## Board of Adjustment Members

Kim Toulouse, Chair  
Lee Lawrence, Vice Chair  
Philip J. Horan  
Robert F. Wideman  
Vacant  
William Whitney, Secretary

Thursday, February 6, 2014  
1:30 p.m.

Washoe County Health District  
Building B, Conference Rooms A and B  
1001 East Ninth Street  
Reno, NV

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## PUBLIC HEARING ITEMS

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

- **Special Use Permit Case No. SB13-020 (Sader/L.E.A.D)**
- **Special Use Permit Case No. SB13-021 (Larry & Alice Olson)**
- **Special Use Permit Case No. SB13-022 (AT&T Mobility, Wireless Communication Facility)**
- **Amendment of Conditions Case No. AC13-011 (Spanish Springs Associates, LLC)**
- **Amendment of Conditions Case No. AC13-012 (Palomino Valley General Improvement District)**

**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 next page or by contacting the Planning and Development Division.

At least one copy of items displayed and at least ten copies of any written or graphic material for the Board’s consideration should be provided to the Recording Secretary. Materials longer than one page in length submitted within six days of the Board of Adjustment meeting may not be considered by the Board in their deliberations. Subject to applicable law and the Board’s Rules, Policies and Procedures, public comment or testimony may be submitted to the Board in written form for its consideration. However, the Board is not required to read written statements aloud during the meeting.

**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 Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (1675 East Prater Way, Suite 107). Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev](http://www.washoecounty.us/comdev) four days prior to the meeting.

**How to Get Copies of Agenda and Support Material.** Copies of this agenda and supporting materials may be obtained through the Planning and Development Division website ([http://www.washoecounty.us/comdev/boards\\_commissions/boa/boa\\_agenda\\_index.htm](http://www.washoecounty.us/comdev/boards_commissions/boa/boa_agenda_index.htm)) or at the Planning and Development Division Office (contact Mr. Dan Croarkin, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3600 or e-mail [dcroarkin@washoecounty.us](mailto:dcroarkin@washoecounty.us)). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Support material is available to the public at the same time it is distributed to Board of Adjustment members. If material is distributed at a meeting, it is available within 24 hours after the meeting.

**Special Accommodations.** Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters, or assisted listening devices) at the meeting should notify the Planning and Development Division, at 775.328.3600, two working days prior to the meeting.

**Appeal Procedure.** Most decisions rendered by the Board of Adjustment are appealable to the Board of County Commissioners. If you disagree with the decision of the Board of Adjustment and you want to appeal its action, call the Planning staff immediately at 775.328.6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven to fifteen days, depending on the type of application.

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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 October 3, 2013 Draft Minutes**

1:30 p.m.

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

**A. Public Hearing: Special Use Permit Case Number SB13-021 (Larry & Alice Olson)**

– To convert a duplex to a single-family dwelling on a Medium Density Urban (MDU) Regulatory Zoned parcel in the Tahoe planning area.

- Applicant: Larry and Alice Olson
- Property Owner: Larry and Alice Olson
- Location: 821 Alder Avenue, Incline Village, NV
- Assessor's Parcel Number: 132-020-02
- Parcel Size: ±0.147 acres (±6,403 square feet)
- Master Plan Category: Urban Residential
- Regulatory Zone: Medium Density Urban
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 302, Allowed Uses, Table 110.302.05.1; and Article 810, Special Use Permits
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Sections 15 & 16, T16N, R18E, MDM Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3796
- E-mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

**B. Public Hearing: Special Use Permit Case Number SB13-022 (AT&T Mobility, Wireless Communication Facility)**

– To install a wireless telecommunications monopole, designed as a monopine, up to ±112.5 feet tall to top of pole (±117 to top of branches), with up to 12 panel antennas; 2 microwave dishes; 3 fiber optic runs; 3 DEC power cables; 6 LTE remote radio units (RRU); 9 UMTS RRUs; 3 surge protectors; outdoor radio equipment; and all necessary ancillary equipment, and an 8-foot tall chain link fence with green, vinyl slats.

- Property Owner: Mike Schwartz
- Applicant: Ericsson for AT&T Mobility, Attn: Joel Ellinwood
- Location: 202 E. Enterprise, where Enterprise and Oriole meet
- Assessor's Parcel Number: 132-222-17
- Parcel Size: ±.43 acres
- Regulatory Zone: General Commercial
- Master Plan Category: Commercial
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Commission District: 1 – Commissioner Berkbigler
- 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  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3608
- E-mail: [smonsalve@washoecounty.us](mailto:smonsalve@washoecounty.us)

**C. Public Hearing: Special Use Permit Case Number SB13-020 (Sader/L.E.A.D)** – To establish an equestrian therapy facility that will involve the boarding of up to nine horses and will utilize an existing 12-stall barn and outdoor corrals.

- Applicant/Owner: Robert and Candice Sader
- Location: 19440 Annie Lane, off of Andrew Lane
- Assessor's Parcel Number: 017-320-23
- Parcel Size: 10.32 Acres
- Master Plan Category: Rural Residential
- Regulatory Zone: Low Density Rural
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 4, T17N, R20E
- Staff: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3620
- E-mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**D. Public Hearing: Amendment of Conditions Case Number AC13-011 (Spanish Springs Associates, LLC)** – To amend Special Use Permit Case Number SB0007-020 to add 118.6 acres to the approved standards and conditions of the original special use permit for grading and construction of drainage facilities to facilitate future development within the Spanish Springs Business Center.

- Applicant/Owner: Spanish Springs Associates, LLC
- Location: Spanish Springs Business Center
- Assessor's Parcel Numbers: 538-171-07 & 538-010-02
- Parcel Size: 118.6 Acres
- Master Plan Category: Industrial and Suburban Residential
- Regulatory Zone: Industrial and Low Density Suburban
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 14, 22 and 23, T21N, R20E MDM  
Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3620
- E-mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**E. Public Hearing: Amendment of Conditions Case Number AC13-012 (Palomino Valley General Improvement District)** – To amend condition 1i of Special Use Permit Case Number SB10-011 to extend for one additional year the timeframe for the revegetation to achieve a 50% minimum vegetative coverage to the graded areas of the Palomino Valley General Improvement District facility.

- Applicant/Owner: Palomino Valley General Improvement District (PVGID)
- Location: 5105 Wayside Road
- Assessor's Parcel Number: 077-350-02
- Parcel Size: 42.53 Acres
- Master Plan Category: Rural
- Regulatory Zone: General Rural
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs/Rural
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 5 – Commissioner Weber
- Section/Township/Range: Section 33, T23N, R21E
- Staff: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3620
- E-mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**9. 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. Future Agenda Items and Reports**

**10. Director's Items**

**A. \*Legal Information and Updates**

**B. \*Presentation regarding the Carrigan vs. Ethics Commission case regarding disclosure and abstention due to conflicts of interest.**

**11. \*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.

**12. Adjournment**