



# WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

## Board of Adjustment Members

Lee Lawrence, Chair  
Robert F. Wideman, Vice Chair  
Kristina Hill  
Clay Thomas  
Kim Toulouse  
William Whitney, Secretary

Thursday, June 4, 2015  
1:30 p.m.

Washoe County Administration Complex  
Commission Chambers  
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.)

- **Administrative Permit Case Number AP15-003 (Lake Tahoe SummerFest)**
- **Special Use Permit Case Number SB14-014 (Verizon Wireless Timberline)**
- **Variance Case Number VA15-003 (Alpine View, LLC)**

**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 (\*). 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 Commission. 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, five minutes for a speaker representing a group, 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 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.

**Posting of Agenda; Location of Website.** In accordance with NRS 241.020, this agenda has been posted at: Washoe County Administration Building (1001 E. Ninth Street); Washoe County Courthouse (75 Court Street); Washoe County Library (301 South Center Street); and Sparks Justice Court (1675 East Prater Way, Suite 107) and <https://notice.nv.gov>. Agendas and staff reports are posted to the Washoe County website at 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/csd/planning\\_and\\_development/board\\_commission/board\\_of\\_adjustment/index.php](http://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php)) or at the Planning and Development Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.325.8050 or e-mail [dfagan@washoecounty.us](mailto: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 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, and application fee. Appeals must be in writing and must be delivered to the Planning and Development Division within 10 calendar days from the date that the decision being appealed is reduced to writing, filed with the Secretary to the Board of Adjustment, and mailed to the original applicant in the proceeding being appealed.

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## 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. Approval of Agenda**
- 7. Approval of [February 5, 2015](#) and [April 2, 2015](#) Draft Minutes**

1:30 p.m.

## 8. Public Hearings

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

**A. Administrative Permit Case Number AP15-003 (Lake Tahoe SummerFest)** – Hearing, discussion, and possible action to approve an administrative permit and outdoor community event business license for the Lake Tahoe SummerFest, an outdoor concert event to be held at the Sierra Nevada College in Incline Village, Nevada on July 31, August 1, 2, 7, 8, 9, 14, 15, and 16, 2015. The proposed outdoor concerts will be held between the hours of 7:15 p.m. and 9:15 p.m. on July 31, August 1, 7, 8, 14, and 15, 2015 (Fridays and Saturdays) and between the hours of 4:00 p.m. and 6:00 p.m. on August 2, 9, and 16, 2015 (Sundays). One additional concert will be held on the Sunday of August 1, 2015 between the hours of 11:00 a.m. and Noon. This concert is focused on children and family themes and will not include any of the catering services available at the evening concerts. All proposed concerts will be unamplified classical music venues located within a portable tent erected on the College for the event. Primary participant and spectator parking will be within the College campus, with additional off-site (overflow) parking at the Incline Village General Improvement District (IVGID) Recreation Facility, if needed. Event organizers estimate that approximately 1,300 participants and spectators will take part in the event during any one three-day event period, with a maximum of 500 participants and spectators on any one day of the event. Based on the testimony and evidence presented at the hearing, to include the report of reviewing agencies, the Board of Adjustment may approve the issuance of the administrative permit and business license with conditions, or deny the application.

- Applicant: Lake Tahoe SummerFest – Bradley Trexell
- Property Owner: Sierra Nevada College
- Location: 948 Incline Way, Incline Village, NV 89451
- Assessor's Parcel Numbers: 127-040-10 (College) and 127-040-07 (IVGID Recreation Center)
- Parcel Size: 17.05 acres (College), 1.4 acres (Recreation Center)
- Master Plan Category: Commercial (C)
- Regulatory Zone: Public and Semi-Public Facilities (PSP)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 310, Temporary Uses and Structures; and Washoe County Code Chapter 25, Business Licenses, Permits, and Regulations
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Within Section 23, T16N, R18E, MDM, Washoe County, NV
- Prepared by: Eric Young, Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3613
- E-Mail: eyoung@washoecounty.us

**B. Special Use Permit Case Number SB14-014 (Verizon Wireless Timberline)** – Hearing, discussion, and possible action to approve a Special Use Permit for the construction of a new wireless facility consisting of a sixty-one (61) foot monopole utilizing a stealth design disguised as a pine tree, three (3) antenna sectors with two (2) panel antennas per sector, a prefabricated equipment shelter measuring 11’6” x 16’11”, a 48kw emergency standby diesel generator with a 210 gallon fuel tank and associated equipment enclosed within a 50’ x 50’ lease area surrounded by a 6’ chain link security fence with tan colored screening slats and a retaining wall. The 2,500 square foot project site is located at 150 Timberline View Court approximately 1,260’ northwest of the intersection of the Mount Rose Highway (SR431) and Timberline Drive on a ±7.34 acre parcel.

- Applicant: Verizon Wireless
- Consultant: Complete Wireless Consulting
- Property Owner: Thomas B and Kelly S Courson
- Project Address: 150 Timberline View Court, Reno, NV 89511
- Assessor’s Parcel Number: 049-070-49
- Total Parcel Size: ±7.34 Acres
- Total Project Size: 50 feet x 50 feet (2,500 square feet)
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Portion of SW ¼ Section 34, T18N, R19E, MDM, Washoe County, NV
- Prepared by: Chad Giesinger, Senior Planner  
Planning and Development Division  
Washoe County Community Services Department
- Phone: 775.328.3626
- Email: cgiesinger@washoecounty.us

**C. Variance Case Number VA15-003 (Alpine View, LLC)** – Hearing, discussion, and possible action to grant a variance to reduce the required front yard setback from fifteen (15) feet to ±5.5 feet to allow for a covered entry deck as part of a new home addition to the existing residence.

- Owner/Applicant: Alpine View, LLC  
Attn: Craig Rauchle; Julie Weintraub
- Consultant: Elise Fett & Associates, Ltd.  
PO Box 5989  
Incline Village, NV 89450
- Location: 615 Alpine View  
Incline Village, NV 89451
- Assessor’s Parcel Number: 131-212-10
- Parcel Size: 0.451 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay

- Development Code: Authorized in Article 804, Variances
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 10, Township 16N, Range 18E, MDM, Washoe County, NV
- Prepared by: 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**

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

**10. \*Director’s and Legal Counsel’s Items**

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

**11. \*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.

**12. Adjournment**