



# WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

## Board of Adjustment Members

Kim Toulouse, Chair  
Clay Thomas, Vice Chair  
Kristina Hill  
Lee Lawrence  
Brad Stanley  
Trevor Lloyd, Secretary

Wednesday, July 11, 2018

12:30 p.m.

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

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## PUBLIC HEARING ITEMS

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

- **Administrative Permit Case Number WADMIN18-0007 (Classical Tahoe)**
- **Special Use Permit Case Number WSUP18-0011 (Murray Grading)**
- **Special Use Permit Case Number WSUP18-0012 (Lemmon Drive Estates)**
- **Special Use Permit Case Number WSUP18-0009 (Sky Tavern Excavation)**

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

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

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

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

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

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

**How to Get Copies of Agenda and Support Material:** Copies of this agenda and supporting materials may be obtained through the Planning and Building Division website ([http://www.washoecounty.us/csd/planning\\_and\\_development/board\\_commission/board\\_of\\_adjustment/index.php](http://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php)) or at the Planning and Building Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3616 or e-mail [dfagan@washoecounty.us](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 Building Division, at 775.328.6100, two working days prior to the meeting.

**Appeal Procedure:** Most decisions rendered by the Board of Adjustment are appealable to the Board of County Commissioners. If you disagree with the decision of the Board of Adjustment and you want to appeal its action, call the Planning staff immediately at 775.328.3600. You will be informed of the appeal procedure, and application fee. Appeals must be in writing and must be delivered to the Planning and Building Division within 10 calendar days from the date that the decision being appealed is signed by the Secretary of the Board of Adjustment, and mailed to the original applicant in the proceeding being appealed.

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## AGENDA

**12:30 p.m.**

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

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

6. **Possible action to approve Agenda**
7. **Possible action to approve [June 7, 2018 Draft Minutes](#)**
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 WADMIN18-0007 \(Classical Tahoe\)](#)** – For possible action, hearing, and discussion to approve an administrative permit and outdoor community

event business license application, with conditions, for Classical Tahoe, an outdoor concert and “movie night” event to be held at the Sierra Nevada College in Incline Village, Nevada. The concerts will be on July 27, 28, 29, and 31, August 3, 4, and 5, 2018, between the hours of 5:00 p.m. and 8:30 p.m. on each day of the event. There will be supplemental movie nights on July 23, August 6, 7, 10, 11, 12, and 13, 2018, between the hours of 7:30 p.m. and 10:00 p.m. Movie nights will be held outdoors, within the same tent as the concerts. Primary participant and spectator parking will be within the College campus with additional off-site 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.

- Applicant: Karen Craig
- Property Owner: Sierra Nevada College
- Location: 948 Incline Way  
Incline Village, NV 89451
- APN: 127-040-10
- Parcel Size: 17.05 Acres
- Master Plan: Commercial (C)
- Regulatory Zone: Public and Semi-Public Facilities
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village / Crystal Bay
- Development Code: Authorized in Article 310
- Commission District: 1 – Commissioner Berkbigler
- Staff: Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3612
- E-mail: cbronczyk@washoecounty.us

**B. Special Use Permit Case Number WSUP18-0011 (Murray Grading)** – For possible action, hearing, and discussion to approve a special use permit for Major Grading of an area of approximately 80,000 square feet on a parcel of land approximately 2.53 acres in size to facilitate the development of an Agricultural Sales Use Type.

- Applicant: Murray Ranch, LLC
- Property Owner: Reeves Business Ventures
- Location: 225 US Highway 395 South, approximately 700 feet  
south of its intersection with Old Washoe Drive
- APN: 046-080-03
- Parcel Size: ± 2.53 Acres
- Master Plan: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Authorized in Article 438, Grading
- Commission District: 2 – Commissioner Lucey
- Staff: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3622
- E-mail: rpelham@washoecounty.us

C. Special Use Permit Case Number WSUP18-0012 (Lemmon Drive Estates) – For possible action, hearing, and discussion to approve a special use permit for after-the-fact grading done without appropriate permits that trigger Major Grading. The grading done includes the construction of a driveway or road that traverses a slope of 30% or greater.

- Applicant/Property Owner: Chuck Bluth/Lakes at Lemmon Valley, LLC
- Location: East side of Lemmon Drive, approximately 700 feet south of its intersection with Military Road
- APN: 552-210-18
- Parcel Size: ± 33.97 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS) - 3 dwellings per acre
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 438
- Commission District: 5 – Commissioner Herman
- Staff: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3622
- E-mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

D. Special Use Permit Case Number WSUP18-0009 (Sky Tavern Excavation) – For possible action, hearing, and discussion to approve a special use permit to excavate 39,300 cubic yards of material from Grass Lake and Recreation Pond at the Sky Tavern Ski Area in order to improve the lake/pond and to use the excavated material to expand the parking lot area. Additional improvements will include the construction of approximately 34,218 square feet of new asphalt paving in the parking area, construction of a new 2,000 square foot maintenance building, restoring the culvert for Browns Creek, piping of spring water to the snowmaking pond, and installation of permanent snowmaking pump station. The proposal also requests varying the landscaping, parking and grading requirements by not requiring any additional landscaping or parking spaces and waive the required soils and geology report and the finished grade limit of 10 feet elevation.

- Applicant: Sky Tavern Junior Ski Area
- Property Owner: City of Reno
- Location: 10000 Mt Rose Hwy.
- APN: 048-050-03
- Parcel Size: ±143.07 acres
- Master Plan: Rural
- Regulatory Zone: Parks & Recreation (PR)
- Area Plan: Forest
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 438, Grading and Article 810, Special Use Permits
- Commission District: 1 – Commissioner Berkbigler
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 772.328.3627
- Email: [jolander@washoecounty.us](mailto:jolander@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**

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

**12. Adjournment**