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

- Appeal Case Number WBLD17-101171 (Richard Stone)
- Variance Case Number WPVAR17-0005 (McLendon)
- Special Use Permit Case Number WSUP17-0011 (Star Farms Stables)
- Special Use Permit Case Number WSUP17-0012 (Sun Valley Middle School Grading)
- Variance Case Number WPVAR17-0004 (Greenview HOA)
- Variance Case Number WPVAR17-0006 (The Chalets)
testimony may be submitted to the Board in written form for its consideration. However, the Board is not required to read written statements aloud during the meeting.

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

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

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

Appeal Procedure: Most decisions rendered by the Board of Adjustment are appealable to the Board of County Commissioners. If you disagree with the decision of the Board of Adjustment and you want to appeal its action, call the Planning staff immediately at 775.328.3600. 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.

AGENDA

1:30 p.m.

1. *Determination of Quorum

2. *Pledge of Allegiance

3. *Ethics Law Announcement

4. *Appeal Procedure

5. * General Public Comment

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

6. Possible action to approve Agenda

7. Possible action to approve June 1, 2017 Draft Minutes

8. Planning Items

*A. Presentation and possible discussion of the Nevada Chapter of the American Planning Association’s (NVAPA) 2017 Nevada Planning Guide. Presentation will include an overview of the Nevada Leadership Program at the University Center for Economic Development at the University of Nevada, Reno. Julie Hunter, NVAPA Planning Official Development Officer and Frederick Steinman, NVAPA Chapter Secretary.
B. **For possible action and discussion to change the public comment procedure** during Board of Adjustment meetings by removing the five minute time limit for speakers representing a group, allowing 3 minutes for all speakers during public comment. If approved, direct staff to make changes to Board meeting agendas consistent with this change, in public comment procedures.

- **Staff:** Julee Olander, Planner
  Washoe County Community Services Department
  Planning and Building Division
- **Phone:** 775.328.3627
- **E-mail:** jolander@washoecounty.us

*C. Announcement of the addition of three regular meetings to the 2018 Board of Adjustment (BOA) meeting calendar: March 1, 2018; May 3, 2018; and, July 5, 2018. These additional regular meetings are to accommodate the trend of increased applications during the winter/spring/early summer time frame and to allow applicants more flexibility in planning for scheduled BOA meeting dates. These three new regular meeting dates will continue into the foreseeable future, with the possible future inclusion of additional regular meeting dates, if warranted. Staff requests that BOA members notify the Chair and staff if these new additional regular meeting dates cause conflicts with BOA member’s personal calendars.

9. **Public Hearings**

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

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

- **Owner/Appellant:** Richard Stone
- **Location:** 4765 Giles Way
- **Assessor’s Parcel Number:** 050-530-30
- **Parcel Size:** ±1.55 acres
- **Master Plan Category:** Suburban Residential (SR)
- **Regulatory Zone:** Low Density Suburban (LDS)
- **Area Plan:** South Valleys
- **Citizen Advisory Board:** South Truckee Meadows/Washoe Valley
- **Development Code:** Authorized in Article 912, Establishment of Commissions, Boards and Hearing Examiners
- **Commission District:** 2 – Commissioner (Lucey)
- **Section/Township/Range:** Section 31, T17N, R20E, MDM, Washoe County, NV
- **Staff:** Trevor Lloyd, Senior Planner
- **Phone:** 775.328.3620
- **Email:** tlloyd@washoecounty.us

B. **Variance Case Number WPVAR17-0005 (McLendon)** – For possible action, hearing and discussion to approve a variance to reduce the required front yard setback from 20-feet to 3-feet for the garage portion of a new residence.

- **Applicant/Developer:** Walton AE
Attn: Tara Santos

- **Property Owner:** Bryon and Tania McLendon 2006 Trust
- **Location:** 487 Eagle Drive, approximately 600 feet south of its intersection with Cross Bow
- **Assessor’s Parcel Number:** 131-224-07
- **Parcel Size:** ±0.64-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 14, T16N, R18E, MDM, Washoe County, NV
- **Staff:** Kelly Mullin, Planner
- **Phone:** 775.328.3608
- **Email:** kmullin@washoecounty.us

C. **Special Use Permit Case Number WSUP17-0011 (Star Farms Stables)** – For possible action, hearing, and discussion to approve a special use permit to allow the continuing operation of an existing commercial stable that was previously approved by Administrative Permit case number AP12-8-99, but expired due to the failure to maintain a business license. The previously approved use permit allowed a maximum of 19 horses to be boarded and prohibited special events. As part of this special use permit application, the owner/operator is requesting authorization to board up to 34 horses and to host small, members only, training clinics.

- **Applicant:** Erin Spohr
  Star Street Farms, Inc.
- **Property Owner:** Erin Spohr
- **Location:** 1115 N. Cantlon Lane
  Reno, NV  89521
- **Assessor’s Parcel Number:** 017-380-25
- **Parcel Size:** 9.58 acres
- **Master Plan Category:** Rural Residential (RR)
- **Regulatory Zone:** High Density Rural (HDR)
- **Area Plan:** South Valleys
- **Citizen Advisory Board:** South Truckee Meadows/Washoe Valley
- **Development Code:** Authorized in Article 810, Special Use Permits
- **Commission District:** 2 – Commissioner Lucey
- **Section/Township/Range:** Section 4, T17N, R20E, MDM, Washoe County, NV
- **Staff:** Chad Giesinger, AICP, Senior Planner
- **Phone:** 775.328.3626
- **Email:** cgiesinger@washoecounty.us

D. **Special Use Permit Case Number WSUP17-0012 (Sun Valley Middle School Grading)** – For possible action, hearing, and discussion to approve major grading of an area of approximately 25.5 acres and excavation of approximately 175,000 cubic yards of earthen material to facilitate construction of a new Middle School. The grading requested and possible action to be taken also includes a request for a variance to allow the creation of slopes greater than ten feet in height.
• Applicant: Washoe County School District
  Attn: Pete Etchart
  14101 Old Virginia Road
  Reno, NV 89521
• Property Owner: United States of America
  Bureau of Land Management
  Attn: Bryant Smith
  5665 Morgan Mill Road
  Carson City, NV 89701
• Location: On the north side of Donatello Drive, approximately
  500 feet northeast of its intersection with Fantasia Court
• Assessor’s Parcel Number: 508-010-01
• Parcel Size: ±642 acres
• Master Plan Category: Rural (R) and Open Space (OS)
• Regulatory Zone: General Rural (GR) and Open Space (OS)
• Area Plan: Spanish Springs
• Citizen Advisory Board: Sun Valley
• Development Code: Authorized in Article 438, Grading and Article 810,
  Special Use Permits
• Commission District: 5 – Commissioner Herman
• Section/Township/Range: Section 5, T20N, R20E, MDM,
  Washoe County, NV
• Staff: Roger Pelham, AICP, Senior Planner
  Phone: 775.328.3622
  Email: rpelham@washoecounty.us

E. **Variance Case Number WPVAR17-0004 (Greenview HOA)** – For possible action, hearing,
   and discussion to approve a variance to reduce the front yard setback from 15 feet to 1 foot
   and reduce both side yard setbacks from 5 feet to 1 foot to construct 2 double car garages
   in the common area.

• Applicant: Greenview HOA
• Property Owner: Jean Venneman, John & Doreen Maria Hash, Tao
  Fung, and George & Nancy Learmonth
• Location: 692 Palmer Ct.
  Incline Village, NV 89450
• Assessor’s Parcel Number: 128-310-05
• Parcel Size: 4,356 sq. ft.
• Master Plan Category: Urban Residential (UR)
• Regulatory Zone: Low Density Urban (LDU)
• 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, T16N, R18E, MDM,
  Washoe County, NV
• Staff: Eva Krause, Planner and Julee Olander, Planner
  Phone: 775.328.3628 (Eva), 775.328.3627 (Julee)
  Email: ekrause@washoecounty.us
  jolander@washoecounty.us
F. **Variance Case Number WPVAR17-0006 (The Chalets)** – For possible action, hearing, and discussion to approve a variance to reduce the front yard setback from 15 feet to 3 feet, 8 inches to construct a 5 vehicle carport.

- **Applicant/Property Owner:** The Chalets HOA
- **Location:** 944 Northwood Blvd.
  Incline Village, NV 89450
- **Assessor’s Parcel Number:** 131-290-00
- **Parcel Size:** 31,755 sq. ft.
- **Master Plan Category:** UR
- **Regulatory Zone:** LDU
- **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 15, T16N, R18E, MDM,
  Washoe County, NV
- **Staff:** Eva Krause, Planner
- **Phone:** 775.328.3628
- **Email:** ekrause@washoecounty.us

10. **Chair and Board Items**

   A. For possible action and discussion to elect officers; chair and vice chair
   *B. Future Agenda Items
   *C. Requests for Information from Staff

11. **Director’s and Legal Counsel’s Items**

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

12. **General Public Comment**

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

13. **Adjournment**