



# WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

## Board of Adjustment Members

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

Thursday, October 2, 2014  
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.)

- **Amendment of Conditions Case Number AC14-005 (Reno Indoor Paintball)**
- **Amendment of Conditions Case Number AC14-006 (South Truckee Meadows Water Reclamation Facility)**
- **Variance Case Number VA14-005 (Dolan)**

**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 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.

**Time Allocations for Public Hearing Items are as Follow:** 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; 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 [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 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, 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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## AGENDA

**1:30 p.m.**

- 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 June 5, 2014 and August 7, 2014 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 a request. The Board of Adjustment may also take action to continue an item to a future agenda.

**A. PUBLIC HEARING: Amendment of Conditions Case Number AC14-005 (Reno Indoor Paintball)** – To amend condition of approval #1b of approved Special Use Permit Case Number SB12-012 for Reno Indoor Paintball to allow three years for issuance of building permits (August 4, 2015), rather than two, from the date of the approval by the Board of Adjustment.

- Applicant: Reno Indoor Paintball  
Attn: Lawrence Kagawa  
1005 Standard Street  
Reno, NV 89506
- Property Owner: Sun Valley General Improvement District  
Attn: Darrin Price  
5000 Sun Valley Boulevard  
Sun Valley, NV 89433
- Location: 115 West 6th Avenue  
Sun Valley, at the Sun Valley Community Park
- Assessor's Parcel Number: 085-211-03
- Parcel Size: ± 20 Acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley (inactive)
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Within Section 18, T20N, R20E, MDM,  
Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3622
- E-mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**B. PUBLIC HEARING: Amendment of Conditions Case Number AC14-006 (South Truckee Meadows Water Reclamation Facility)** – To amend Conditions of Approval of Special Use Permit, Case Number SB14-004, for the expansion of the South Truckee Meadows Water Reclamation Facility, a wastewater treatment facility, to include a modified site plan (to reconfigure the development area and to construct one larger building rather than two smaller buildings) and to reduce required screening of rooftop mechanical equipment for the project.

- Applicant: Washoe County Community Services Department,  
Water Resources
- Property Owner: Washoe County

- Location: South of Alexander Lake Road, approximately two miles southeast of its intersection with South McCarran Boulevard
- Assessor's Parcel Numbers: 165-012-01, 164-022-05, 165-011-05 and 165-011-06
- Parcel Size: ± 83.3 acres total
- Master Plan Category: Suburban Residential (SR) and Rural (R)
- Regulatory Zone: Public and Semi-Public Facilities (PSP) and General Rural (GR)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits; and Article 438, Grading Standards
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 4, Township 18 North, Range 20 East, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner Washoe County Community Services Department Planning and Development Division
- Phone: 775-328-3622
- E-mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

**C. PUBLIC HEARING: Variance Case Number VA14-005 (Dolan)** – To reduce the required front yard setback from thirty (30) feet to five (5) feet two (2) inches to bring two (2) existing non-conforming structures into conformance with current Washoe County Code.

- Applicant/Property Owner: Christopher & Carolyn Dolan
- Location: 1800 River Oaks Drive  
Reno, NV 89511
- Assessor's Parcel Number: 142-031-08
- Parcel Size: 3.75 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 804, Variances
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 29, Township 18, Range 20, MDM, Washoe County, NV
- Staff: Chad Giesinger, AICP, Senior Planner Washoe County Community Services Department Planning and Development Division
- Phone: 775-328-3626
- E-mail: [cgiesinger@washoecounty.us](mailto:cgiesinger@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

**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**