



AMENDED WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Thursday, July 7, 2022
1:30 p.m.

Board of Adjustment Members

Clay Thomas, Vice-Chair
Don Christensen
Kathie Julian
Rob Pierce
Brad Stanley

Secretary

Trevor Lloyd

Washoe County Administrative Complex
Commission Chambers
1001 East Ninth Street, Building A
Reno, NV 89512

and available via
Zoom Webinar

This meeting will be held in the County Commission Chambers and via Zoom teleconference. To attend this meeting via Zoom teleconference, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/87215675749> or you can join the meeting by typing zoom.us into your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering this **Meeting ID: 872 1567 5749**. NOTE: This option will require a computer with audio and video capabilities.

Alternatively, you can join the meeting via telephone only by dialing +1 669-900-9128, entering the **Meeting ID: 872 1567 5749** and pressing #.

The meeting will be televised live and replayed on Washoe Channel at: <https://www.washoecounty.gov/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>.

PUBLIC HEARING ITEMS

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

- **Administrative Permit Case Number WADMIN22-0013 (Keithley Garage)**
- **Special Use Permit Case Number WSUP22-0013 (Cold Springs Communication Tower)**
- **Administrative Permit Case Number WADMIN22-0014 (Kapperman Metal Building)**
- **Special Use Permit Case Number WSUP22-0014 (Vater DADAR)**

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. Public comments are welcomed during the public comment periods at the beginning and end of the meeting and during public hearing and project review items and are limited to three (3) minutes per person. Persons may not allocate unused time to other speakers.

Members of the public may submit public comment by either attending the meeting in person, attending the meeting via teleconference or attending by telephone only. To provide public comment via Zoom teleconference, log into the ZOOM webinar at the above link and utilize the "Raise Hand" feature during any public comment period. To provide public comment via telephone only, press *9 to "Raise Hand" and *6 to mute/unmute.

Additionally, public comment can be submitted via email to washoe311@washoecounty.gov. The County will make reasonable efforts to send all email comments received by 4:00 p.m. on July 6, 2022, to the Board members prior to the meeting.

During the general public comment periods at the beginning and end of the meeting, speakers may address any matter either on or off the agenda, including items heard on the consent section of the agenda. For the remainder of the agenda, public comment will only be heard during public hearing and project review items and should be about the specific item being considered by the Board at that time. If an item is continued, then public comment will not be heard for that item until the date of the continued hearing.

Presentations and public comment 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. All comments are to be directed to the Board as a whole and not to one individual. Emails will be included in the record but will only be read aloud during the meeting subject to the chair's discretion and if time permits.

Public Participation. 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.

Responses to Public Comments. The Board of Adjustment may deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. The Open Meeting Law does not expressly prohibit responses to public comments by the Board. However, responses from Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure that the public has notice of all matters the Board will consider, members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action, or to ask that a matter be listed on a future agenda.

Forum Restrictions and Orderly Conduct of Business. The Board of Adjustment conducts the business of Washoe County and its citizens during its meetings. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Posting of Agenda. Pursuant to NRS 241.020, the Agenda for the Board of Adjustment has been posted at the following location: Washoe County Administration Building (1001 E. 9th Street, Bldg. A); and has been electronically posted at https://www.washoecounty.gov/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 for the items on the agenda provided to the Board of Adjustment may be obtained on the Planning and Building Division's website at https://www.washoecounty.gov/csd/planning_and_development/board_commission/board_of_adjustment/index.php or at the Planning and Building Division Office (contact Adriana Albarran, 1001 E. Ninth Street, Building A, phone 775.328.2721 or e-mail aalbarran@washoecounty.gov). 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 they are available to Board members. If material is distributed at a meeting, it is available within one business day after the meeting.

Special Accommodations. The 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 Washoe County Planning and Building Division at (775) 328-6100 at least 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 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, in accordance with Washoe County Code.

AGENDA

1:30 p.m.

1. **Determination of Quorum** [Non-action item]
2. **Pledge of Allegiance** [Non-action item]
3. **Ethics Law Announcement** [Non-action item]
4. **Appeal Procedure** [Non-action item]
5. **Public Comment** [Non-action item]

Comment heard under this item will be limited to three minutes per person and may pertain to matters both on and off the agenda. However, 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. Comments are to be made to the Board of Adjustment as a whole.

6. **Approval of the July 7, 2022 Agenda** [For possible action]
7. **Approval of the [June 2, 2022](#) Draft Minutes** [For possible action]
8. **Planning Items** [For possible action]
 - A. **For Possible Action and Discussion to Elect Officers, Chair, and Vice-Chair** [For possible action]
 - B. **Resolutions of Appreciation** [For possible action] - Possible action to approve resolutions of Appreciation of Service for Kristina Hill and to authorize the Chair to sign the resolutions on behalf of the Board of Adjustment.
9. **Public Hearing Items** [For possible action]

A. **[Administrative Permit Case Number WADMIN22-0013 \(Keithley Garage\)](#)** - For hearing, discussion, and possible action to approve an administrative permit for a detached accessory structure larger than the primary residence. The proposed pre-manufactured detached metal garage is 2,400 square feet, and the primary residence is 1056 square feet.

- Applicant: Michael Tribble
- Property Owner: Russel Keithley & Michael Haase
- Location: 11895 Fir Drive, Reno, NV 89506
- APN: 080-385-02
- Parcel Size: 1.098 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: North Valleys (NV)
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 5 – Commissioner Herman
- Staff: Mitch Markey, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.2722

- E-mail: mmarkey@washoecounty.gov

B. Special Use Permit Case Number WSUP22-0013 (Cold Springs Communication Tower) - For hearing, discussion, and possible action to approve a special use permit for an Emergency Service Communication Facility with a 2,400 square-foot fenced enclosure, 110-foot tall 4-legged self-support lattice tower and ancillary generator, as part of the Nevada Shared Radio System. The proposal also requests varying the landscaping and parking requirements by not requiring any additional landscaping and not requiring a paved parking space.

- Applicant/ Property Owner: Washoe County
- Location: 1805 Mud Springs Drive
- APN: 556-290-04
- Parcel Size: 73.47
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Public Semi-Public Facility (PSP)
- Area Plan: Cold Springs
- Development Code: Authorized in Article 324, Communication Facilities; and Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: jolander@washoecountu.gov

C. Administrative Permit Case Number WADMIN22-0014 (Kapperman Metal Building) - For hearing, discussion, and possible action to approve an administrative permit for a detached accessory structure larger than the dwelling on the same parcel. The detached accessory structure is a 3,200 square foot metal garage and the dwelling is 924 square feet.

- Applicant: Ken Kapperman
- Property Owner: Kapperman Family Trust
- Location: 500 East Fifth Ave., Sun Valley, NV on the SE corner of E. Fifth Ave. and Yukon Dr
- APN: 085-142-22
- Parcel Size: ± 0.35 Acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Development Code: Authorized in Article 306, Accessory Uses and Structures
- Commission District: 3 – Commissioner Jung
- Staff: Mitch Markey, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.2722
- E-mail: mmarkey@washoecounty.gov

- D. Special Use Permit Case Number WSUP22-0014 (Vater DADAR)** - For hearing, discussion, and possible action to approve a special use permit to allow a ±768 sq. ft. detached accessory dwelling unit at 505 E 1st Street with an existing ±1,568 sq. ft. residence; the regulatory zone of the parcel is Medium Density Suburban (MDS), and a special use permit is required per Washoe County Code Table 110.302.05.1. and 110.306.25.

Note: Applicant / Property Owner, Location, APN and Staff were duplicated from item 9C in the previous agenda. Wording in red below shows correct information.

- Applicant/
Property Owner: Ben Vater
- Location: 505 East Fifth Ave., Sun Valley, NV

- APN: 085-182-08
- Parcel Size: 0.35 Acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Development Code: Authorized in Article 306, Accessory Uses and Structures; and Article 810, Special Use Permits

- Commission District: 3 – Commissioner Jung
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building

- Phone: 775.328.3627
- E-mail: jolander@washoecounty.gov

10. Chair and Board Items [Non-action item]

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

11. Director’s and Legal Counsel’s Items [Non-action item]

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

12. Public Comment [Non-action item]

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.

13. Adjournment [Non-action item]