



# WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

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

## Board of Adjustment Members

Kristina Hill, Chair  
Clay Thomas, Vice-Chair  
Don Christensen  
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)

- **Special Use Permit Case Number WSUP22-0004 (Latour Excavation)**
- **Special Use Permit Case Number WSUP22-0005 (KP Investments)**
- **Special Use Permit Case Number WSUP22-0006 (Reno Tahoe Business Gateway)**

**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](mailto:washoe311@washoecounty.gov). The County will make reasonable efforts to send all email comments received by 4:00 p.m. on April 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. 9<sup>th</sup> Street, Bldg. A); and has been electronically posted at [https://www.washoecounty.gov/csd/planning\\_and\\_development/board\\_commission/board\\_of\\_adjustment/index.php](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](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](mailto: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 April 7, 2022 Agenda** [For possible action]
7. **Approval of the [March 3, 2022](#) Draft Minutes** [For possible action]
8. **Public Hearing Items** [For possible action]

**A. [Special Use Permit Case Number WSUP22-0004 \(Latour Excavation\)](#)** [For possible action] – For hearing, discussion, and possible action to approve a special use permit to approve major grading of 9,150 cubic yards of cut material and 4,260 cubic yards of fill material with a net of 4,890 cubic yards to be exported and to disturb 122,204 SF (2.80 acres), for grading of eight new homes sites in the Montreux subdivision.

- Applicant/Property Owner: Ladera Ventures II, LLC.
- Location: 8 lots on Latour Way
- APN: 148-33-01, 02 & 03, 148-322-01, 02, 03, 04, & 08
- Parcel Size: 0.287 to 0.510 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban
- Area Plan: Forest
- Development Code: Authorized in Article 438, Grading and 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3627
- Email: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

**B. [Special Use Permit Case Number WSUP22-0005 \(KP Investments\)](#)** [For possible action] – For hearing, discussion, and possible action to approve a special use permit for development of an industrial complex. The proposed grading will result in 77.5 acres of disturbance, 405,000 cubic yards of export, 390,000 cubic yards of import and a net remainder of 15,000 cubic yards which will be dealt with on site. The total amount of cuts is 910,000 cubic yards and the total amount of fills is 895,000 cubic yards. The applicant is also seeking to vary the following standards from Article 438; Section 110.438.45(a); 110.438.45(b); 110.438.45(c).

- Applicant: KP Investments, LLC.
- Property Owner: Christmas Living Trust
- Location: 0 Reno Park Blvd.
- APN: 081-121-32, 35, 39, 42, 43, 44, 46, 50, 51 & 081-131-24.
- Parcel Sizes: 13.9 ac; 0.057 ac; 14.4 ac; 0.057 ac; 32.7 ac; 0.057 ac; 58 ac; 5 ac; 7.3 ac; 4 ac.
- Master Plan: Rural; Industrial; Suburban Residential
- Regulatory Zone: Public and Semi-Public Facilities; General Rural; Industrial; Medium Density Suburban
- Area Plan: Cold Springs
- Development Code: Authorized in Article 810, Special Use Permits, and Article 438, Grading
- Commission District: 5 – Commissioner Herman
- Staff: Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3612
- Email: [cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)

**C. Special Use Permit Case Number WSUP22-0006 (Reno Tahoe Business Gateway) [For possible action]** – For hearing, discussion, and possible action to approve a special use permit for major grading necessary to facilitate future development on the project site. The applicant is proposing excavation of 127,400 cubic yards of material, and 104,040 cubic yards of fill material with approximately 27 acres of disturbed area – most of which has already been previously disturbed. The applicant is also requesting to vary the standards of section 110.438.45(c) to allow finished grades to vary by more than ten (10) feet from the natural slope.

- Applicant: S3 Development Co.
- Property Owner: Riverview Estates Properties LLC.
- Location: 10355 Mogul Rd. Reno, NV 89523
- APN: 038-181-01 (1.865 acres)  
038-172-14 (26.03 acres)
- Parcel Size: 27.98 acres
- Master Plan: N/A
- Regulatory Zone: Industrial
- Area Plan: Verdi
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Staff: Courtney Weiche, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3608
- Email: [cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)

**9. Chair and Board Items [Non-action item]**

**A. Future Agenda Items**

**B. Requests for Information from Staff**

**10. Director's and Legal Counsel's Items** [Non-action item]

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

**11. 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.

**12. Adjournment** [Non-action item]