



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Thursday, May 5, 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)

- **Amendment of Conditions Case Number WAC22-0003 (Extension of Time for WSUP19-0003, Vya Monopole)**
- **Administrative Permit Case Number WADMIN22-0003 (Rushing Care of the Infirm)**
- **Administrative Permit Case Number WADMIN22-0005 (Renown Music and Miracles Concert)**
- **Special Use Permit Case Number WSUP21-0033 (Williams Scotsman)**
- **Special Use Permit Case Number WSUP22-0003 (Highway 34 Storage)**
- **Special Use Permit Case Number WSUP22-0008 (Ron Bell Residence)**
- **Special Use Permit Case Number WSUP22-0009 (Canine Rehabilitation and Cat Shelter)**
- **Variance Case Number WPVAR22-0002 (Easter Setback Reduction)**

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 May 4, 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 May 5, 2022 Agenda** [For possible action]
- 7. Approval of the [April 7, 2022](#) Draft Minutes** [For possible action]
- 8. Public Hearing Items** [For possible action]

A. [Amendment of Conditions Case Number WAC22-0003 \(Extension of Time for WSUP19-0003, Vya Monopole\)](#) [For possible action] - For hearing, discussion, and possible action to approve an amendment of conditions to extend the approval of Special Use Permit Case Number WSUP19-0003 for two additional years, until June 6, 2024. The original approval was for a new wireless cellular facility consisting of a 150-foot-high monopole structure, equipment shelter, outdoor generator and LP tank.

- Applicant: Commnet of Nevada, Attn: Jourdan Enouen
- Property Owner: United States of America – Bureau of Land Management, Attn: Lindsey Moyer
- Location: On the south side of Dugway Road, approximately 1.5 miles southwest of its intersection with County Road 34, in the area of Vya, Northern Washoe County
- APN: 061-010-49
- Parcel Size: ± 774 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: High Desert
- Development Code: Authorized in Article 324, Communication Facilities and Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Staff: Roger D. Pelham, MPA, Senior Planner
Washoe County Community Services Department

- Phone: Planning and Building Division
775-328-3622
- Email: rpelham@washoecounty.gov

B. Administrative Permit Case Number WADMIN22-0003 (Rushing Care of the Infirm)
[For possible action] - For hearing, discussion, and possible action to approve an administrative permit to allow a self-contained travel trailer to be occupied on parcel 079-382-61 to be used for the care of an infirm resident.

- Applicant/Property Owner: Thomas Rushing
- Location: 1200 Bedell Road, Reno, NV 89508
- APN: 079-382-61
- Parcel Size: 10.89 acres
- Master Plan: Rural Residential
- Regulatory Zone: Low Density Rural (LDR)
- Area Plan: North Valleys
- Development Code: Authorized in Article 808, Administrative Permits & Article 310, Temporary Uses and Structures
- Commission District: 5 – Commissioner Herman
- Staff: Katy Stark, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3618
- Email: krstark@washoecounty.gov

C. Administrative Permit Case Number WADMIN22-0005 (Renown Music and Miracles Concert)
[For possible action] - For hearing, discussion, and possible action to approve an administrative permit for an outdoor community event for the Renown Health Foundation with a Beach Boys concert. The event will be held at Montreux Golf & Country Club Inc., 17150 Bordeaux Drive on June 5, 2022, from 1:30 PM to 8:00 PM with approximately 600 people in attendance.

- Applicant: Renown Health Foundation
- Property Owner: Montreux Golf & Country Club Inc.
- Location: 17150 Bordeaux Drive
- APN: 148-010-55
- Parcel Size: 56.173 acres
- Master Plan: Suburban Residential (SR) & Rural (R)
- Regulatory Zone: 50% Low Density Suburban (LDS) & 50% General Rural (GR)
- Area Plan: Forest
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 2 – Commissioner Lucey
- Staff: Katy Stark, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3618
- Email: krstark@washoecounty.gov

D. Special Use Permit Case Number WSUP21-0033 (Williams Scotsman)
[For possible action] - For hearing, discussion, and possible action to approve a special use permit to allow for storage of manufactured home style portable buildings within an Industrial regulatory zone.

There are also requests to vary standards to waive the requirements for paving the driveways and storage yard, waive additional screening beyond the slatted chain link fence surrounding the site, waive improvements to stormwater drainage, and waive additional landscaping beyond the existing landscaping along both road frontages. The project site is currently occupied by a modular building business and the site would act as a storage facility for rental modular buildings between deliveries to job sites. These modular rental units are utilized as office and job site trailers.

- Applicant/Property Owner: Williams Scotsman, Inc.
- Location: 12050 Truckee Canyon Court, Washoe County
- APN: 084-090-41
- Parcel Size: 4.23 acres
- Master Plan: Industrial
- Regulatory Zone: Industrial (I)
- Area Plan: Truckee Canyon (TC)
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 4 – Commissioner Hartung
- Staff: Katy Stark, Planner
Washoe County Community Services Department
Planning and Building Division

- Phone: 775-328-3618
- Email: krstark@washoecounty.gov

E. Special Use Permit Case Number WSUP22-0003 (Highway 34 Storage) [For possible action] - For hearing, discussion, and possible action to approve a special use permit for storage of operable vehicles, inoperable vehicle storage, and personal storage use types. The personal storage use type is allowed without a special use permit within the High Desert Area Plan Modifiers. The applicant is also requesting to vary landscaping, screening, and paved parking standards.

- Consultant: Christy Corporation, Ltd
- Applicant / Property Owner: Bright-Holland Co.
- Location: 0 State Route 34, Washoe County, NV 89412
- APN: 071-372-02
- Parcel Size: 51.03 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: High Desert
- Development Code: Authorized in Article 810, Special Use Permits
- 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

F. Special Use Permit Case Number WSUP22-0008 (Ron Bell Residence) [For possible action] - For hearing, discussion, and possible action to approve a special use permit to replace a manufactured home on a parcel with the regulatory zone of Neighborhood Commercial (NC), which requires a special use permit per Sun Valley Area Plan policy SUN.1.2.a and Washoe County Code Table 110.302.05.1.

- Applicant/Property Owner: Ron Bell
- Location: 5134 Sun Valley Blvd.
- APN: 085-021-82
- Parcel Size: 0.18 acres
- Master Plan: Commercial (C)
- Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Sun Valley
- Development Code: Authorized Article 302, Allowed Uses & Article 810, Special Use Permits
- Commission District: 3 – Commissioner Jung
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
- Phone: 775-328-3627
- Email: jolander@washoecounty.gov

G. Special Use Permit Case Number WSUP22-0009 (Canine Rehabilitation and Cat Shelter) [For possible action] - For hearing, discussion, and possible action to approve a special use permit to add a new 4,000 SF cat shelter, with a 3,750 SF training facility, and 5,000 SF multi-purpose outdoor education center at a site with an existing commercial kennel.

- Applicant/Property Owner: Canine Rehabilitation Center & Sanctuary
- Location: 555 US Hwy 395 S
- APN: 046-080-16
- Parcel Size: 5.2 acres
- Master Plan: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: South Valleys
- Development Code: Authorized Article 302, Allowed Uses & Article 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

H. Special Variance Case Number WPVAR22-0002 (Easter Setback Reduction) [For possible action] - For hearing, discussion, and possible action to approve a variance to reduce the required front yard setback from twenty (20) feet to one (1) foot in order to construct an addition to an existing single-family residence.

- Applicant: Elise Fett & Associates, Ltd.
- Property Owner: Kenneth Easter & J'nee Hilgers Easter
- Location: 666 Tumbleweed Cir. Incline Village, NV 89451
- APN: 125-522-01
- Parcel Size: 7,160 sq. ft.
- Master Plan: Tahoe – Incline Village #4
- Regulatory Zone: Tahoe – Incline Village #4
- Area Plan: Tahoe Area Plan
- Development Code: Authorized in Article 804, Variances

- Commission District: 1 – Commissioner Hill
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building Division
- Phone 775-328-3608
- Email: 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]