



# WASHOE COUNTY BOARD OF ADJUSTMENT Meeting Minutes

## Board of Adjustment Members

Kristina Hill, Chair  
Clay Thomas, Vice Chair  
Don Christensen  
Rob Pierce  
Brad Stanley

Thursday, June 2, 2022

1:30 p.m.

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

## Secretary

Trevor Lloyd

and available via  
Zoom Webinar

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### 1. Determination of Quorum

Chair Hill called the meeting to order at 1:29 p.m. The following members and staff were present:

Members Present: Kristina Hill, Chair  
Clay Thomas, Vice-Chair  
Don Christensen  
Rob Pierce  
Brad Stanley

Staff Present: Chris Bronczyk, Senior Planner, Planning and Building Division  
Katy Stark, Planner, Planning and Building Division  
Michael Large, Deputy District Attorney, District Attorney's Office  
Trevor Lloyd, Secretary, Planning and Building Division  
Lacey Kerfoot, Recording Secretary, Planning and Building Division  
Adriana Albarran, Recording Secretary, Planning and Building Division

### 2. Pledge of Allegiance

Member Stanley led the pledge of allegiance.

### 3. Ethics Law Announcement

Deputy District Attorney Large recited the Ethics Law standards.

### 4. Appeal Procedure

Secretary Lloyd recited the appeal procedure for items heard before the Board of Adjustment.

## 5. Public Comment

There was no response to the request for public comment.

## 6. Approval of the June 2, 2022 Agenda

In accordance with the Open Meeting Law, Member Pierce moved to approve the agenda of June 2, 2022 with no presentations for items 8C, 8D, and 8E. Member Stanley seconded the motion which carried unanimously.

## 7. Approval of the May 5, 2022 Draft Minutes

Member Stanley moved to approve the minutes of May 5, 2022 as written. Member Christensen seconded the motion which carried unanimously.

## 8. Public Hearing Items

**A. Administrative Permit Case Number WADMIN22-0007 (Keife Care of the Infirm) [For possible action]** - For hearing, discussion, and possible action to approve an administrative permit to allow a recreational vehicle to be occupied by a caretaker on parcel 017-161-11 to be used for the care of an infirm resident. The infirm resident will live in the home.

- Applicant: Jacob Southard
- Property Owner: Valerie Keife
- Location: 15535 Toll Rd.
- APN: 017-161-11
- Parcel Size: 0.531 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows (SE)
- Development Code: Authorized in Article 808, Administrative Permits & Article 310, Temporary Uses and Structures
- Commission District: 2 – Commissioner Lucey
- Staff: Katy Stark, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3618
- E-mail: [krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)

Planner Stark provided a presentation.

### Public Comment:

Amanda Chellen (Zoom), a resident in the area, said the cops have been to the Southard residence several times due to the applicant being schizophrenic. He has put dead animals in the neighbor's yard. The other person living in the trailer is Kevin, the supposed caregiver. Kevin has been living in the trailer for over 5-years. They have had another person move in who is now also living in a trailer. Three people are living in trailers. It's making children and seniors in the area very uncomfortable.

### Questions for the Planner/Applicant:

Member Stanley asked if the concerns are being addressed by code enforcement and what the timeline is. Planner Stark said they are addressing Jacob living in the trailer as the caretaker; she said she wasn't sure of the timing.

Member Thomas asked for the definition of RV. If an RV is allowed for the caretaker to live there, does that mean we could put up a pop-up trailer? Does it have to be self-contained? Planner Stark said it would meet the requirements of the health district with septic hook-ups. Secretary Lloyd provided the definition for the Recreational Vehicle. DDA Large said the Ordinance refers to recreational vehicles and self-contained trailers pursuant to 310.315. Both are allowed under this administrative permit.

Member Christensen said it's clear this RV is not a pop-up and it's substantial. He said the RV slide-out impinges on the 5-foot setback. Planner Stark said a condition could be added. Member Christensen said since no one has complained about it, there's no need for a condition.

Member Stanley asked if there was a difficulty in meeting the setback code? Secretary Lloyd said it's not a permanent structure. By code, it doesn't have to meet the 5-foot setback; however, the board has the authority to place conditions. He said he would ask the applicant if that would be a problem.

Member Thomas referenced Exhibit D; he said the affidavit is required to be signed by a physician but is signed by a physician assistant (PA). He referenced the code that it has to be signed by a Nevada Licensed Physician. NRS identifies a physician and a supervising physician. A physician assistant doesn't have the authority to sign this document. It needs to be signed by a physician. He asked if that creates a problem for the board to rule on at this time. DDA Large said it's correct; the admin permit application shall include a signed affidavit by a Nevada licensed physician identifying a need for an on-premise caretaker. However, staff has granted some discretion for the infirmed care with the modification to access to physicians, physician's assistants, and registered nurses taking care of the infirmed. This staff identified and used descriptions to accept licensed physician's assistant to meet the qualifications. If they want to hold to the letter of the Ordinance, they can. The physician assistant affidavit was sufficient during the previous meeting for the WADMIN 22-0003 case. He said people who seek these permits often have limited funds and health care access. We won't stand in the way of a necessary thing. Future Ordinance may read 'Medical Care Provider' for this purpose. Member Thomas said the letter of the law said a licensed physician should sign it; however, they don't want to impede on the care. He said he is not opposed to voting in favor but wants to make sure it's straightforward and clear, perhaps there needs to be an added a condition that states it's approved by a physician who can send a signed letter to the County to keep it going and not delay it. A physician oversees a physician's assistant.

Member Stanley spoke about physician qualifications and medical authorizations. He asked what we do about it and where we draw the line. DDA Large provides discretions to allow a PA. DDA Large said ultimately, these will be a case-by-case basis. It's a licensed physician's assistant. It's the board's discretion to vote it up or down.

Member Christensen said at last month's meeting we heard a similar case and didn't provide a condition. He said we should be consistent.

Member Thomas said he agrees. However, he added in 110.310.35; there is no lee-way. It has to be signed by Nevada licensed physician. DDA Large said Member Thomas is correct. The Ordinance states a signature by a licensed physician. Still, staff has interpreted the spirit and intent of this not to stand in the way of the infirmed in regard to temporary uses. This board has the discretion to approve or disapprove.

Member Stanley requested an opinion from a higher level and asked how difficult would it be to change the Ordinance. Secretary Lloyd said it's on the list to amend the code but its consistent with the intent. It was the intent to have a medical professional to sign off.

## Motion

Member Stanley moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN22-0007 for Jacob Southard, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan;
- (b) **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) **Site Suitability.** That the site is physically suitable for a recreational vehicle to be occupied by a caretaker for the care of an infirm resident, and for the intensity of such a development;
- (d) **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Member Pierce seconded the motion, which carried unanimously.

**B. Administrative Permit Case Number WADMIN22-0008 (Medina Barn) [For possible action]** - For hearing, discussion, and possible action to approve an administrative permit for a detached accessory structure larger than the primary residence. The proposed detached barn is 5,224 square feet, and the primary residence is 2,282 square feet.

- Applicant/Owner: Guadalupe Medina
- Location: 7660 Patrina Way, Sparks
- APN: 083-440-12
- Parcel Size: 10.65 acres
- Master Plan: Rural Residential
- Regulatory Zone: Low Density Rural (LDR)
- Area Plan: Spanish Springs (SS)
- Development Code: Authorized in Article 808, Administrative Permits
- Staff: Katy Stark, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3618
- E-mail: [krstark@washoecounty.gov](mailto:krstark@washoecounty.gov)

Planner Stark provided a presentation. The applicant was available to answer questions.

## Public Comment:

There was no response to the request for public comment.

## **Motion**

Member Thomas moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN22-0008 for Guadalupe Medina, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
- (b) **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) **Site Suitability.** That the site is physically suitable for a detached barn, and for the intensity of such a development;
- (d) **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Member Stanley seconded the motion which carried unanimously.

Chair Hill's commented the next three items 8C, 8D, and 8E are outdoor community events; they have been coming before this board for many years. She said she was hoping to avoid staff presentations and instead just open them for public comment.

DDA Large said he recommends opening each public hearings, asking for public comments, and voting individually on each.

**C. Administrative Permit Case Number WADMIN22-0009 (Community Pancake Breakfast)**  
**[For possible action]** – For hearing, discussion, and possible action to approve an administrative permit for an administrative permit and outdoor community event business license, with conditions, for the Community Pancake Breakfast, to be held at the North Lake Tahoe Fire Protection District Station in Incline Village on Saturday, July 2nd. The proposed outdoor community event will be held between the hours of 8 a.m. to 10 a.m. The event organizer estimates a maximum of 500 people will attend the event.

- Applicant/Property Owner: North Lake Tahoe Fire Protection District (NLTFPD)
- Location: 875 Tanager
- APN: 132-223-14
- Parcel Size: 37,284 SF
- Master Plan: Incline Village Commercial
- Regulatory Zone: Tahoe Incline Village Commercial (TA\_IVC)
- Area Plan: Tahoe
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 1 – Commissioner Hill
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building

- Phone: 775.328.3627
- E-mail: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

Due to the repetitive nature of these annual community events, there was no staff or applicant presentation.

There were no response for public comment.

### **Motion**

**Member Thomas moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN22-0009 for North Lake Tahoe Fire Protection District, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:**

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;
- (b) **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) **Site Suitability.** That the site is physically suitable for a one- day community pancake breakfast within the North Lake Tahoe Fire Station and for the intensity of such a development;
- (d) **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

**Member Pierce seconded the motion which carried unanimously.**

**D. Administrative Permit Case Number WADMIN22-0010 (Classical Tahoe 2022) [For possible action]** - For hearing, discussion, and possible action to approve an administrative permit and outdoor community event business license, and associated license conditions for Classical Tahoe an outdoor concert event to be held at the Sierra Nevada College in Incline Village, Nevada on July 14, 15, 19, 20, 21, 22, 23, 24, 26, 27, 28, 29, 30, and August 1, 2, 3, 4, 5, and 6, 2022. The proposed outdoor concerts will be held between the hours of 5:00 p.m. and 9:30 p.m. Primary participant and spectator parking will be within the College campus (APN: 127-040-10). Event organizers estimate that there will be approximately 500 participants and spectators on any one day of the event.

- Applicant: Stephanie McCoy
- Property Owner: Sierra Nevada College
- Location: 948 Incline Way Incline Village, NV 89451
- APN: 127-040-10
- Parcel Size: 17.049 Acres

- Master Plan: Commercial (C)
- Regulatory Zone: Public and Semi-Public Facilities (PSP)
- Area Plan: Tahoe
- Development Code: Authorized in Article 808, Administrative Permits; Article 310, Temporary Uses and Structures; and Washoe County Code Chapter 25, Business Licenses, Permits and Regulations
- Commission District: 1 – Commissioner Hill
- Staff: Chris Bronczyk, Senior Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3612
- E-mail: [cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)

Due to the repetitive nature of these annual community events, there was no staff or applicant presentation.

There were no response for public comment.

### **Motion**

**Member Thomas moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN22-0010 for Stephanie McCoy, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25:**

- (a) **Consistency.** That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;
- (b) **Improvements.** That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) **Site Suitability.** That the site is physically suitable for an outdoor community event and for the intensity of such a development.
- (d) **Issuance Not Detrimental.** That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

**Member Stanley seconded the motion which carried unanimously.**

**E. Administrative Permit Case Number WADMIN22-0012 (League to Save Lake Tahoe) [For possible action]** - For hearing, discussion and possible action to approve an administrative permit for an outdoor community event business license application and associated license conditions for League to Save Lake Tahoe for their Annual Fashion Show and Luncheon, scheduled to be held on August 6, 2022 from 11am until 2pm. The event is proposed to consist of an invitation-only fashion show and luncheon within a temporary tent structure located on

the beach adjacent to Lake Tahoe. The event organizer estimates a maximum of 550 people, which includes 150 support persons.

- Applicant: League to Save Lake Tahoe
- Property Owners: KWS Nevada Residential LLC and Lakeshore Trust
- Location: 1047 and 1055 Lakeshore Boulevard, Incline Village, NV, directly south of its intersection with Selby Drive
- APNs: 130-230-14, -16 & -17
- Parcel Size: ±6.18 acres, ±3.58 acres and ±1 acre
- Master Plan: Rural Residential (RR) and Suburban Residential (SR)
- Regulatory Zone: High Density Rural (HDR) and High Density Suburban (HDS)
- Area Plan: Tahoe
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 1 – Commissioner Hill
- Staff: Courtney Weiche, Senior Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3608
- E-mail: [cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)

Due to the repetitive nature of this annual community event, there was no staff or applicant presentation.

There were no response for public comment.

### **Motion**

**Member Pierce moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN22-0012 for League to Save Lake Tahoe, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25.**

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Tahoe Area Plan;**
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;**
- (c) Site Suitability. That the site is physically suitable for invitation-only fashion show and luncheon within a temporary tent structure located on the beach adjacent to Lake Tahoe and for the intensity of such a development; and;**
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.**

**Member Christensen seconded the motion which carried unanimously.**

**F. Special Use Permit Case Number WSUP22-0011 (Dales Lane Sewer Lift Station) [For possible action] - For hearing, discussion, and possible action to approve a special use**



permit for a sewer lift station, which is classified as utility services use type. Additionally, the applicants are asking to vary the landscape requirements of Article 412 as part of this special use permit.

- Applicant: QS, LLC.
- Property Owner: Gateway Company, L.C.
- Location: 4890 Callahan Ranch Trail
- APN: 148-130-04
- Parcel Size: 41.937 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Forest
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Staff: Chris Bronczyk, Senior Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3612
- E-mail: [cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)

Senior Planner Bronczyk provided a presentation.

Questions for the Planner/Applicant:

Member Stanley asked where is the Terrasante property located. Senior Planner Bronczyk showed the map of the property location. He showed the proposed development. Member Stanley asked for clarification about the conditions. Senior Planner Bronczyk said we are partially modifying the conditions of approval. They will meet landscape standards. The eastern end is a gravel, road base roadway. We agreed with modifying standards along the east end. We would like them to meet the screening standards on the sides with residential-adjointing uses. Member Stanley asked why the two sides won't meet standards. Senior Planner Bronczyk said there were minimal impacts associated with those sides. The majority of the homes proposed were to the east. He showed where there would be screening on the map. Only landscaping is proposed adjacent to the trail. Secretary Lloyd explained where there would be landscape modifications. He said typically, when there are commercial or civic uses; these will be the standards. There are provisions in the standards that allow for the modifications on a case-by-case basis. You look at intensity and impact on the neighbors. He said there is a concentration of landscaping where there are more impacts on the neighbors with trees and brushes. Much of the proposed use is underground; it's not very visible at the location. He said this board could modify the standards. Member Stanley asked how the adjacent property is zoned. Senior Planner Bronczyk said the adjacent land is zoned residential. Across the street, it's vacant. On the southern side are a creek and a home. Member Stanley asked about the downside to doing the screening. Senior Planner Bronczyk said it's up to the board if screening is needed on all four sides. Member Stanley said there is a proposed residential, and why not do screening now.

Member Thomas said he wanted to make sure we weren't screening the whole 41.937 acres of the parcel. Senior Planner Bronczyk said no, just the sewer lift station area.

Applicant representative Karen Downs provided a presentation.

Member Stanley asked for a visual representation of the site from the east. He asked what would be on-site. Representative Downs spoke about the electrical component and generator for the lift station.

Public Comment:

Nathan Hanson (Chambers) said that most of the facility is underground but asked what kind of decibel will be admitted throughout the process of the pumping and how far will it have to pump. Regarding the pumping, will they be pumping back towards St. James Village southside or towards Montreaux, and how long will it run for. It will be screened, but why not on all four sides? He asked about impacts on Brown's Creek. He said he lives to the south. He said he is concerned with smell and noise levels. He said the plan states the lift station would run for 30 minutes. He asked if that was per hour or per day? He asked if it would impact the wells in the area. He said he would like to mitigated any issues now instead of down the road.

Cassandra Potts (Chambers) said the previous speakers said it all.

Applicant representative Downs addressed the concerns. The facility is underground. What would be heard is the emergency generator which would run for emergency purposes. The station is designed to Washoe County standards. It's pumped into the facility and back out. It's for 30 minutes, so it doesn't flow in and stay there. It's pumped to the Montreaux station. We agree with the conditions of installing a slatted fence all around. He said we aren't concerned with a screened fence or additional landscaping.

Chair Hill asked if this is a Washoe County Project. Applicant representative Downs said the owner is Gateway Company. It would be designed for Washoe County standards and become Washoe County infrastructure for them to maintain. It was approved in 2006. It's part of an approved tentative map. Its been part of the Washoe County plan since the Master Plan adoption. It has been anticipated since 2005. It's part of the sewer capacity for the parcel tentative map. If this isn't approved, the sewer would have to be re-designed.

Member Stanley asked if sewer service is currently available? Secretary Lloyd said this is a requirement to provide service to Terrasante development. This is required for them to build or complete construction. Without Terrasante, there is no need for this lift station.

Member Stanley asked if there is a specific design concerned with being by the creek. Applicant representative Downs said it's in a vault, underground, and standards ensure there would be no impact on the creek.

Member Thomas asked for confirmation that the applicant is not opposed to the screening and landscape requirements. Applicant representative Downs confirmed.

Public Comment:

Nathan Hanson asked if there was another possible location for the lift station.

Cassandra Potts said we had owned property on Dales since 1977. She said there's nothing else except for us. Will there be a barrier? It will be close to us. Chair Hill said there would be a concrete pad with a generator. There will be screening.

Member Stanley asked if there is a special design to address the Browns Creek? Senior Planner Bronczyk said that is an engineering question. Member Stanley asked the distance from the residence on Dales to the lift station. Applicant representative Downs said its approximately 330 feet. She said the reason for this proposed lift station location is the elevation. It would gravity feed the flow and forcemain up.

Discussion by Members:

Member Stanley said a lot has changed in 14 years. There were questions raised. The easiest solution is to do a complete screening of all sides of the lift station. In terms of location, it works with gravity. Washoe County and the health department have signed of the standards.

Member Christensen agreed with Member Stanley about the screening. It would mitigate the scenic and noise impact.

Member Thomas said he doesn't believe the conditions reflect the landscaping, which needs to be included. The motion needs to ensure the landscaping and screening.

Secretary Lloyd recommended that the motion include that the project complies with all landscaping and screening standards of article 412 unless you want a specific design.

Member Thomas said the condition 1.f. should include that this WSUP22-0011 complies with Washoe County article 412 and 110.412.40 landscape requirements.

### **Motion**

**Member Thomas moved that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with the amended conditions Special Use Permit Case Number WSUP22-0011 for QS, LLC, with the conditions included as Exhibit A the conditions of to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30, with the added condition of compliance with article 412, and 110.412.40 landscape requirements, the added condition 1F.:**

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Forest Area Plan;**
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;**
- (c) Site Suitability. That the site is physically suitable for utility services use type and for the intensity of such a development;**
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;**
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.**

**Member Stanley seconded the motion which carried unanimously.**

## **9. Chair and Board Items**

- A. Future Agenda Items – Secretary Lloyd said the next meeting, we will be honoring our Chair with a resolution, as this is her last meeting. She has served the County with distinction, and it's been a pleasure. DDA Large noted at the next meeting, we will have an election of a new chair and vice chair.**
- B. Requests for Information from Staff – Member Pierce asked about the status of the Holcomb ranch indoor riding arena. DDA Large said it was appealed and has not yet been heard by the Board of County Commissioners.**

## **10. Director's and Legal Counsel's Items**

- A. Report on Previous Board of Adjustment Items – Secretary Lloyd indicated that he would have an update on the Silver Circle project in the near future, as it is scheduled for a forthcoming BCC hearing. Secretary Lloyd also indicated that the appeal of Herz-Callahan went before the BCC, who overturned the BoA decision and approved the abandonment.
- B. Legal Information and Updates - There were no updates from Legal.

**11. Public Comment**

There was no response to the request for public comment.

**12. Adjournment**

The meeting adjourned at 3:33 p.m.

Respectfully submitted by Misty Moga, Independent Contractor

Approved by Board in Session on July 7, 2022.

*Trevor Lloyd*

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Trevor Lloyd  
Secretary of the Board of Adjustment