

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

WADMIN22-0007

(Keife Care of the Infirm)

June 2, 2022

WADMIN22-0007

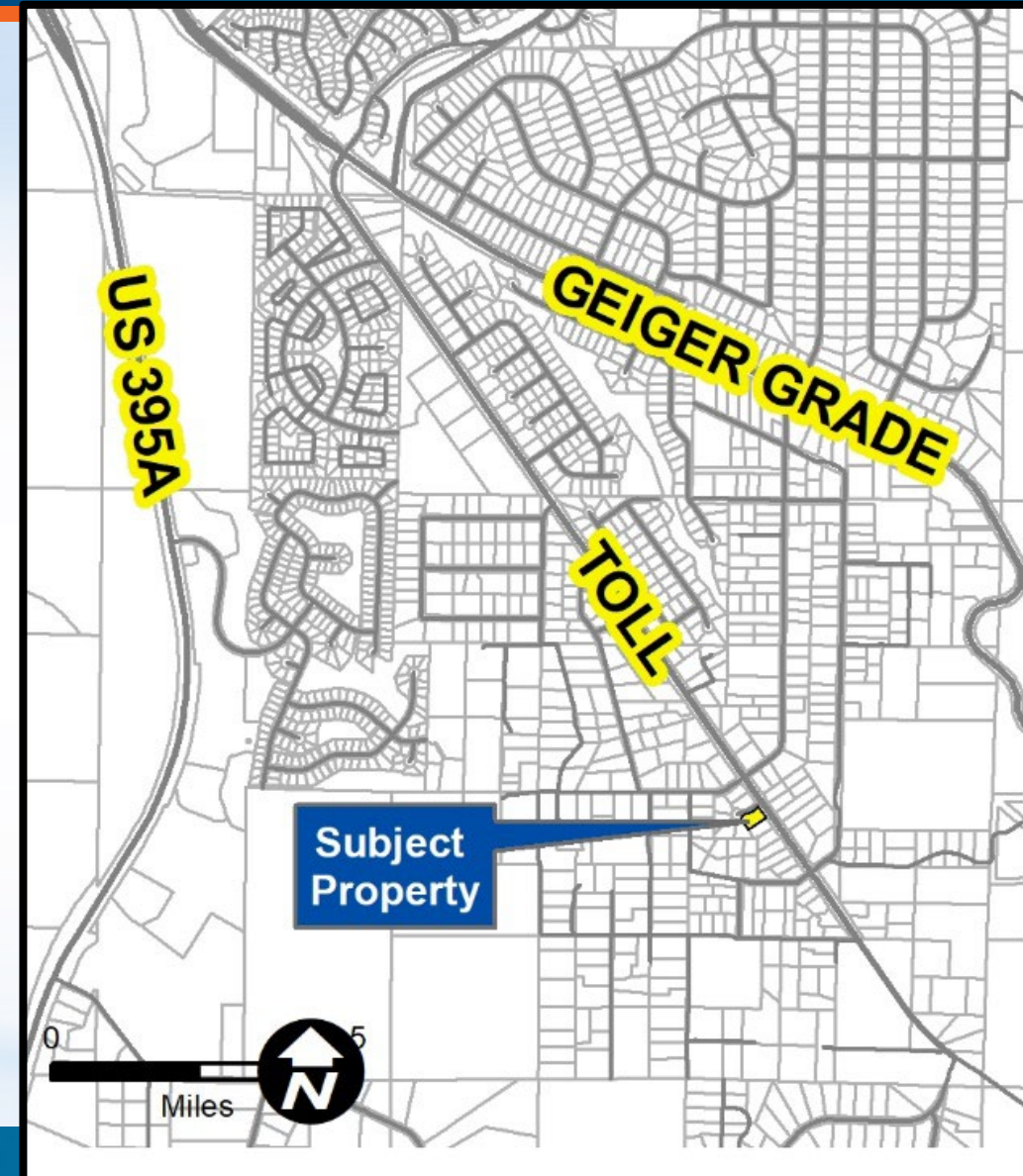
Keife Care of the Infirm



Vicinity Map

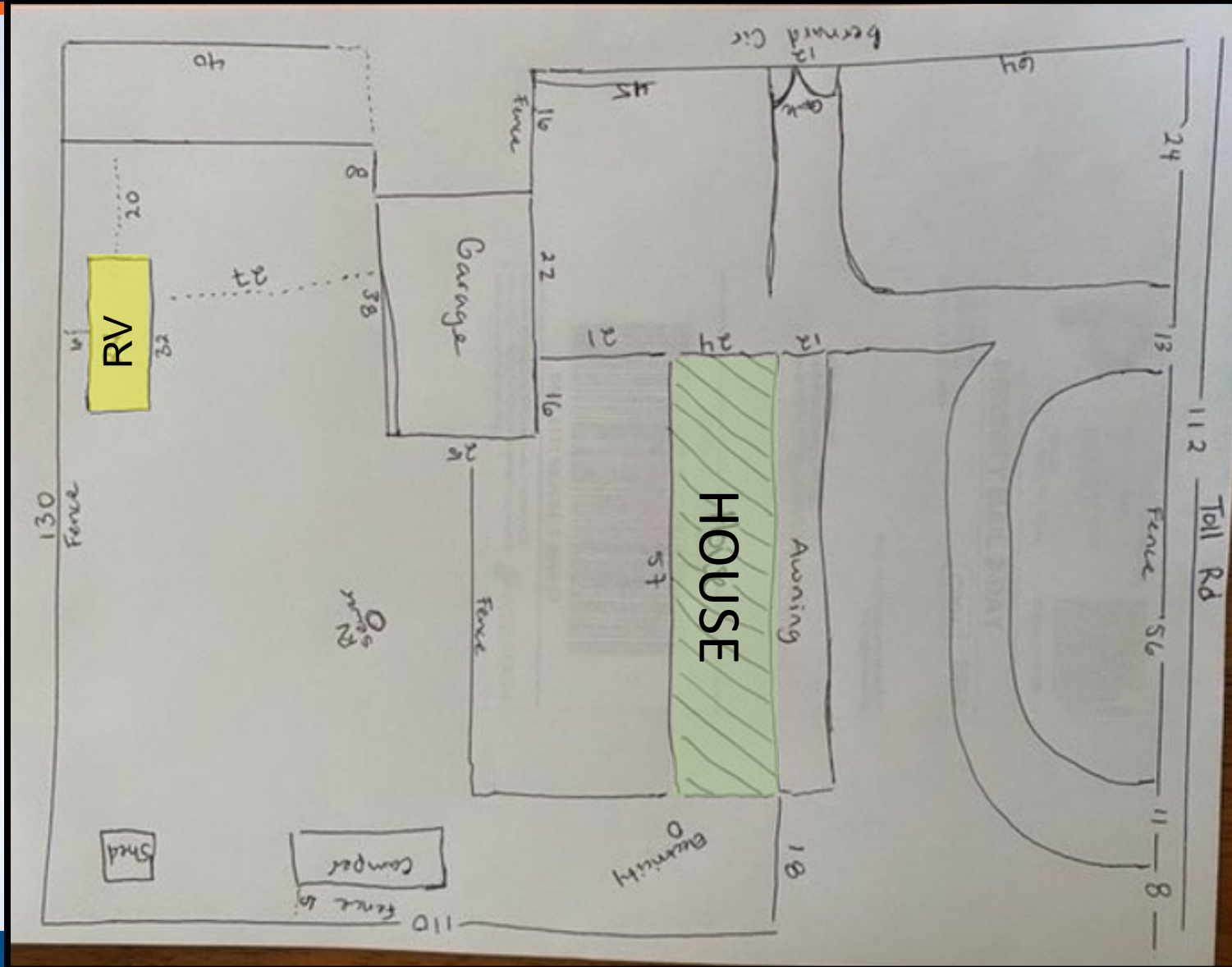


The parcel (APN: 017-161-11) is located in the Southeast Truckee Meadows Area, west of Toll Road.



- The request is for:
 - An administrative permit to allow a recreational vehicle (RV) to be occupied by a caretaker on parcel 017-161-11 to be used for the care of an infirm resident.
 - The caretaker will live in the RV.
 - The infirm resident will live in the home.

Site Plan



Background & Analysis

- A self-contained travel trailer to be used for the care of an infirm resident is allowed with an approved administrative permit per WCC Section 110.310.35(g), Temporary Occupancy for the Care of the Infirm.
- This temporary occupancy is reserved for properties containing a permanent single-family dwelling occupied by either the infirm person or the person responsible for the care of the infirm person.
- A signed affidavit is required from a Nevada licensed physician identifying the need for on-premise care.
- The administrative permit must be renewed annually.

- The infirm resident's medical practitioner completed a signed and notarized affidavit stating that the resident needs to have a person living on the premises/property where she lives in order to provide care & assistance to her.
- The licensed Physician Assistant's affidavit is included in the application (Exhibit D).

Background & Analysis – Violation

- There is an open planning/code enforcement violation (WVIO-PLA22-0016) on this property.
- A complaint was received by Washoe County Code Enforcement on January 21, 2022, stating that the property owner has had several people living in multiple RVs on the property and has moved in one more RV, for a total of 4 RVs.
- A Washoe County code enforcement officer investigated the complaint and issued a violation of WCC Section 110.310.35(f), Temporary Camping – RVs are not to be used for sleeping or as a dwelling for more than 14 consecutive days and/or more than 4 visits per calendar year.

Background & Analysis – Violation



- The property owner responded and is working with Code Enforcement to resolve the matter.
- If this administrative permit is approved, then applicant Jacob Southard will be permitted to live in one of the RVs on the property to care for property owner Valerie Keife.
- If there are any remaining issues related to the open Code Enforcement violation, then those issues will need to be resolved between the property owner and Code Enforcement.

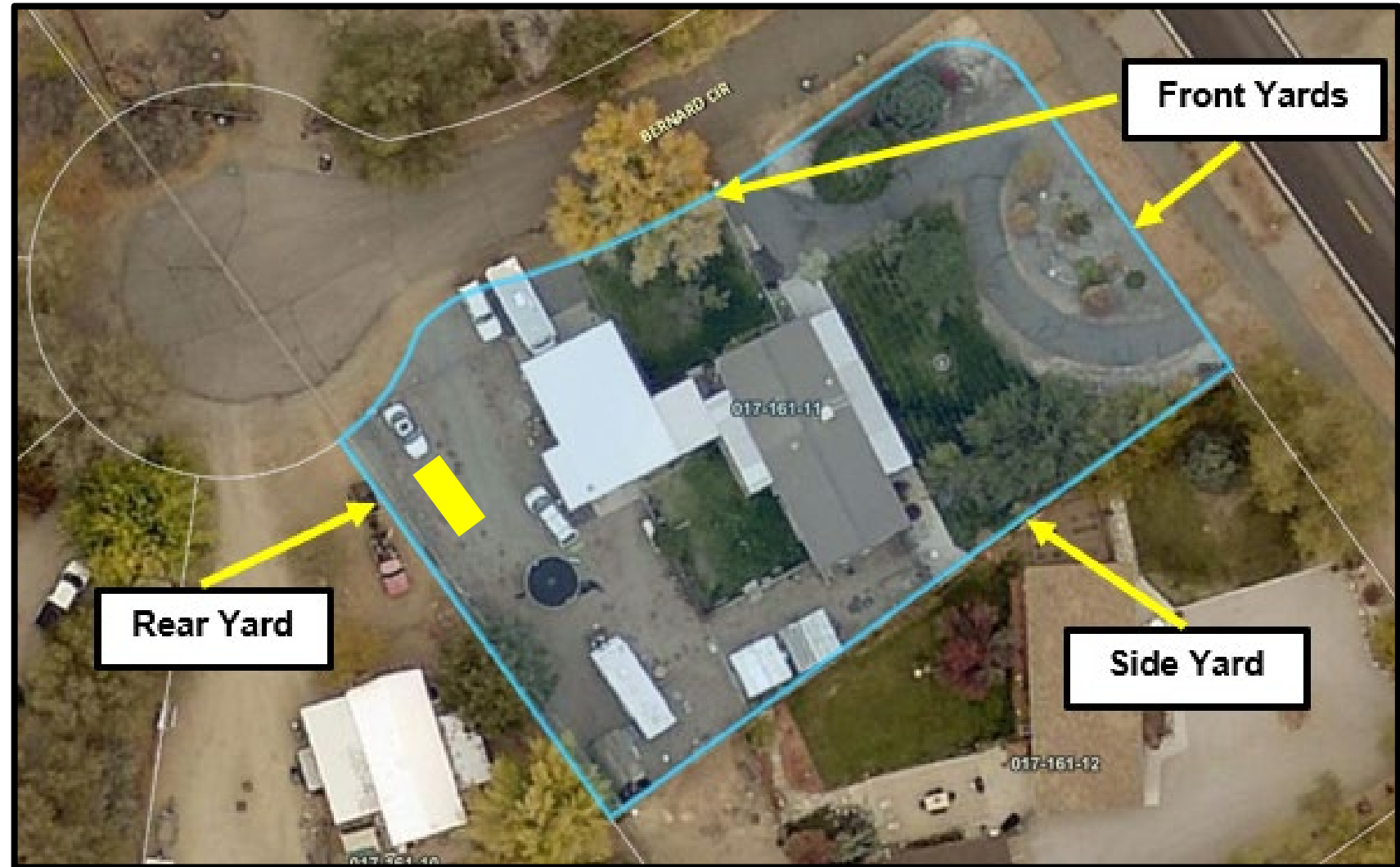
- WCC Section 110.310.35(g) requires that the travel trailer or recreational vehicle shall be located on the parcel to provide as much screening as practical from being viewed from the street.
- The parcel has a regulatory zone of Medium Density Suburban (MDS) – 20 ft. front & rear yard setbacks & 8 ft. side yard setbacks.
- The applicant has indicated that the trailer is located 5 ft. from the rear yard property line.
- WCC Section 110.306.10(b) allows a structure to be five feet from rear and side property lines if the structure is 12 ft. in height or less.

Background & Analysis – Screening



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The subject site is a corner lot with two front yards. One front yard abuts Toll Road, and the other front yard abuts Bernard Circle, and the other front yard abuts Bernard Circle, which ends in a cul-de-sac.



Front Yard Images



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Front yard abutting Toll Road

Front yard abutting Bernard Circle



Images of RV from Bernard Circle



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Background & Analysis – Utilities



- WCC Section 110.310.35(g) requires that no discharge of any litter, sewage, effluent or other matter shall occur except into sanitary facilities designed to dispose of the material.
- The subject property is currently served by Truckee Meadows Water Authority (TMWA), an existing septic tank for sewage disposal & Waste Management for garbage collection.
- Washoe County Building, Washoe County Health District & Washoe County Water Rights have provided conditions (Exhibit A) to ensure appropriate utility connections, septic hookups & adequate water for the RV.

Reviewing Agencies



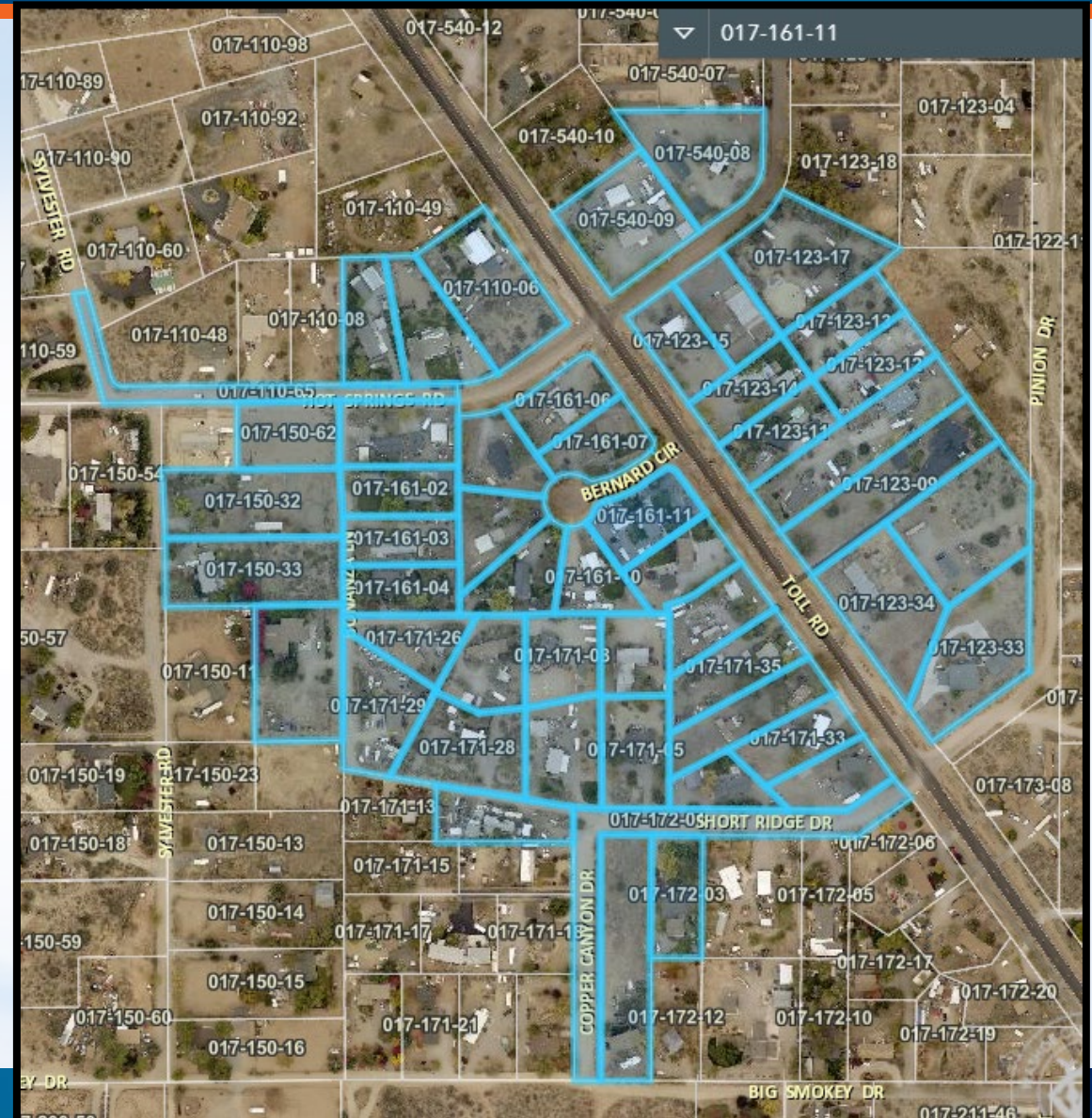
Various agencies reviewed the application: conditions are in Exhibit A.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
Washoe County Building & Safety	X	X	X	Rosa Landis, rlandis@washoecounty.gov
Washoe County Engineering & Capital Projects	X	X		Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development	X			
Washoe County Planning & Building Director	X			
Washoe County Water Rights Manager	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & brettyler2@gmail.com

Public Notice



Notices were sent to 51 separate property owners within 500 feet of the subject property.



Staff is able to make all 5 required findings, as detailed on pages 8 & 9 in the staff report.

- 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.

Recommendation

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Board of Adjustment carefully consider all aspects of Administrative Permit Case Number WADMIN22-0007 and the nature of the stringent recommended conditions of approval and approve the requested Administrative Permit.

Possible Motion

I move 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.

Thank you

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