



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Thursday, June 3, 2021
1:30 p.m.

Board of Adjustment Members

Kristina Hill, Chair
Clay Thomas, Vice-Chair
Lee Lawrence
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 Teleconference

This meeting will be held in the County Commission Chambers and via Zoom teleconference. To attend this meeting via the Zoom teleconference, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/82410359288>. As an alternative to this link, you can join the meeting by typing zoom.us in your computer browser, clicking "Join a Meeting" on the Zoom website, and entering this Meeting ID: **82410359288**. NOTE: This option will require a computer with audio and video capabilities. The meeting will be televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/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 WADMIN21-0001 (League to Save Lake Tahoe Fashion Show and Luncheon)**
- **Administrative Permit Case Number WADMIN21-0002 (Lee Garage)**
- **Special Use Permit Case Number WSUP21-0010 (STMWRF)**
- **Special Use Permit Case Number WSUP21-0013 (Wadsworth RV Resort)**
- **Administrative Permit Case Number WADMIN21-0003 (Wadsworth RV Park Sign)**
- **Special Use Permit Case Number WSUP21-0012 (Black Rock 360)**
- **Administrative Permit Case Number WADMIN21-0004 (Classical Tahoe)**
- **Special Use Permit Case Number WSUP21-0011 (Golden Mesa North Phase 2 Grading)**
- **Special Use Permit Case Number WSUP21-0014 (Rogelio Jimenez-Ricendiz 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 or by attending the meeting via teleconference by logging into the ZOOM webinar at the above link and utilizing the "Raise Hand" feature during any public comment period. Additionally, public comment can be submitted via email to

washoe311@washoecounty.us or by leaving a voice message at: (775) 954-4664. Voice messages received will either be broadcast into the Commission Chamber during the meeting or transcribed for entry into the record. The County will make reasonable efforts to include all comments received for public comment by email and voicemail into the record. Please try to provide comments by 4:00 p.m. on June 3, 2021.

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 locations: Washoe County Administration Building (1001 E. 9th Street, Bldg. A); Washoe County Courthouse- Second Judicial District Court (75 Court Street); Washoe County - Reno Downtown Library (301 South Center Street); Sparks Justice Court (1675 East Prater Way); and has been electronically posted at https://www.washoecounty.us/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 http://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php or at the Planning and Building Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3616 or e-mail dfagan@washoecounty.us). 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 Agenda** [For possible action]
7. **Approval of the [May 6, 2021 Draft Minutes](#)** [For possible action]
8. **Public Hearing Items** [For possible action]

The Board of Adjustment may take action to approve (with or without conditions), modify and approve (with or without conditions), or deny a request. The Board of Adjustment may also take action to continue an item to a future agenda.

- A. **[Administrative Permit Case Number WADMIN21-0001 \(League to Save Lake Tahoe Fashion Show and Luncheon\)](#)** (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 7, 2021 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
- Citizen Advisory Board: Incline Village/Crystal Bay
- 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 Division
- Phone: 775.328.3608
- Email: cweiche@washoecounty.us

B. Administrative Permit Case Number WADMIN21-0002 (Lee Garage) (For possible action) – For hearing, discussion, and possible action to approve an administrative permit for a 2,000 SF detached accessory structure that is larger than the existing 924 SF main residence; a special use permit is required per Washoe County Code 110.306.10(d).

- Applicant/Property Owner: Brandon Lee
- Location: 15280 Kivett Lane
- APN: 017-123-22
- Parcel Size: 0.78 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 306, Accessory Uses and Structures; and 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.us

C. Special Use Permit Case Number WSUP21-0010 (STMWRF) (For possible action) – For hearing, discussion, and possible action to approve a special use permit per Washoe County Code (WCC) Table 110.302.05.2 for expansion of a Utility Services for the South Truckee Meadows Water Reclamation Facility (STMWRF) from 36,999 SF to 45,858 SF of building space in order to expand wastewater treatment capacity. The request exceeds the threshold for major grading per WCC 110.438.35 with 177,000 SF of disturbed area; 23,000 CY of material excavated from various locations of the site and 22,000 CY exported off site and 1,000 CY remaining on site. The proposal also requests varying the landscaping requirements by reducing all required landscaping for the building expansion.

- Applicant/ Property Owner: Washoe County
- Location: 8500 Alexander Road
- APN: 165-011-05 & 06
- Parcel Size: 49.43. & 14.97
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Public & Semi-Public Facilities (PSP)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Articles 810, Special Use Permits and 438, Grading
- 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.us

D. Special Use Permit Case Number WSUP21-0013 (Wadsworth RV Resort) (For possible action) – For hearing, discussion, and possible action to approve a special use permit to approve the establishment of a Commercial Campground/RV Park use type and major grading disturbing 1,216,000sf of surface area with 16,610 cy of cut and 21,320cy of fill.

- Applicant: Ron Smith, LLC
- Property Owner: Waligora 1998 Trust
- Location: Intersection of I80 and Cantlon Dr.
- APN: 084-292-13-16
- Parcel Size: 11.215 acres, 5 acres, 6.286 acres, 6.591 acres respectively
- Master Plan: Commercial
- Regulatory Zone: Tourist Commercial
- Area Plan: East Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 302, 316, 810
- Commission District: 4 – Commissioner Hartung
- Staff: Dan Cahalane, Planner
- Washoe County Community Services Department
- Planning and Building Division
- Phone: 775.328.3628
- Email: dcahalane@washoecounty.us

E. Administrative Permit Case Number WADMIN21-0003 (Wadsworth RV Park Sign) (For possible action) – For hearing, discussion, and possible action to approve an administrative permit for a 30ft tall, 200sf recreational and travel type sign.

- Applicant: Ron Smith, LLC
- Property Owner: Waligora 1998 Trust
- Location: Intersection of I80 and Cantlon Dr.
- APN: 084-292-13-16
- Parcel Size: 11.215 acres, 5 acres, 6.286 acres, 6.591 acres respectively
- Master Plan: Commercial
- Regulatory Zone: Tourist Commercial
- Area Plan: East Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 505, 808
- Commission District: 4 – Commissioner Hartung
- Staff: Dan Cahalane, Planner
- Washoe County Community Services Department
- Planning and Building Division
- Phone: 775.328.3628
- Email: dcahalane@washoecounty.us

F. Special Use Permit Case Number WSUP21-0012 (Black Rock 360) (For possible action) – For hearing, discussion, and possible action to approve a special use permit for 30 acres of

inoperable/operable vehicle storage, light wholesaling/storage/distribution use type and major grading for 18 acres of disturbance, 9,000cy of cut, and 20,000cy of fill. The applicant is requesting to vary landscaping, screening, paved parking and container adjacency standards. The applicant is also requesting to approve a 5-acre annual expansion of the use over the next 4 years for a total of 30 acres of use area.

- Applicant/Property Owner: Burning Man Project
- Location: Approximately 3000ft north of downtown Gerlach
- APN: 071-150-01
- Parcel Size: 360 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: High Desert
- Citizen Advisory Board: Gerlach/Empire
- Development Code: Authorized in Article 206, 810
- Commission District: 5- Commissioner Herman
- Staff: Dan Cahalane, Planner
- Washoe County Community Services Department
- Planning and Building Division
- Phone: 775.328.3628
- Email: dcahalane@washoecounty.us

- G. Administrative Permit Case Number WADMIN21-0004 (Classical Tahoe) (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 26, 27, 28, 30, 31, and August 1, 3, 4, 5, 6, 7, and 8th 2021. The application also includes three possible events to be held on July 23, 24, and 25. The proposed outdoor concerts will be held between the hours of 7:00 p.m. and 9:30 p.m. Primary participant and spectator parking will be within the College campus (APN: 127-040-10) with additional off-site (overflow) parking at the Incline Village General Improvement District (IVGID) Recreation Facility (APN: 127-040-07), if needed. Event organizers estimate that there will be approximately 450 participants and spectators on any one day of the event.

- Applicant: Karen Craig
- 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
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 310, Temporary Uses and Structures; and Washoe County Code 25, Business Licenses, Permits and Regulations
- Commission District: 1 – Commissioner Hill
- Staff: Chris Bronczyk, Planner
- Washoe County Community Services Department
- Planning and Building Division
- Phone: 775.328.3612
- Email: cbronczyk@washoecounty.us

H. Special Use Permit Case Number WSUP21-0011 (Golden Mesa North Phase 2 Grading)

(For possible action) – For hearing, discussion and possible action to approve a special use permit to allow the operation of a Restricted Market Temporary Aggregate Facility consisting of surface disturbance of approximately 16.6 acres of land and for excavation of approximately 53,000 cubic yards of earthen material and the associated export of approximately 45,000 cubic yards of earthen material to the site of the Golden Mesa Phase 1 subdivision (Case Number WTM16-002) which is located to the south of the subject site.

- Applicant/Property Owner: Moonlight Hills Estates, LLC
- Location: North of Indian Lane, west of Rain Dance Way and east of Estates Road, in the Golden Valley area
- APN: 552-050-01
- Parcel Size: ± 99.54 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 332, Aggregate Facilities and Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Staff: Roger Pelham, Senior Planner
- Washoe County Community Services Department
- Planning and Building Division
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

I. Special Use Permit Case Number WSUP21-0014 (Rogelio Jimenez-Ricendiz DADAR)

(For possible action) – For hearing, discussion and possible action to approve a special use permit for the construction of a detached accessory dwelling unit of ±655 sq. ft. on the same parcel of land with a main dwelling of ±2,963 sq. ft.

- Applicant/Property Owner: Rogelio Jimenez-Ricendiz
- Location: 15915 Secret Pass Road, approximately 900 feet south of its intersection with Big Smokey Drive
- APN: 017-200-53
- Parcel Size: ± .943 acres (± 41,077 square feet)
- Master Plan: Suburban Residential
- Regulatory Zone: Medium Density Suburban
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Authorized in Article 306 Accessory Uses and Structures and Article 810 Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Staff: Roger Pelham, Senior Planner
- Washoe County Community Services Department
- Planning and Building Division
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

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]