



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Thursday, October 6, 2022
1:30 p.m.

Board of Adjustment Members

Clay Thomas, Chair
Rob Pierce, Vice-Chair
Don Christensen
Kathie Julian
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 WAC22-0007 (Connect Neighborhood Center - Extension of Time)**
- **Administrative Permit Case Number WADMIN22-0019 (Burch Care of the Infirm)**
- **Administrative Permit Case Number WADMIN22-0020 (Chapman Care of the Infirm)**
- **Variance Case Number WPVAR22-0004 (Rushing Variance)**
- **Variance Case Number WPVAR22-0005 (Cernoch Variance)**
- **Special Use Permit Case Number WSUP22-0015 (Worthen Truck Turn Around)**
- **Special Use Permit Case Number WSUP22-0017 (Montgomery / Lee DADAR)**
- **Special Use Permit Case Number WSUP22-0021 (O'Neal Grading)**

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 planning items and are limited to three (3) minutes per person. Persons may not allocate unused time to other speakers.

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 planning items and should be about the specific item being considered by the Commission. 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 Commission or by action of the Chair. All comments are to be directed to the Commission 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. Any public wishing to present printed materials at the hearing must bring six (6) printed copies. Any public wishing to show digital materials at the hearing (photos, presentation, etc.) must email the materials to Recording Secretary Adriana Albarran (AAlbarran@washoecounty.gov) by 4:00 p.m. the business day immediately preceding the meeting. Staff cannot accept thumb drives.

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, 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 October 5, 2022, to the Committee members prior to the meeting.

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 Commission. However, responses from Commission 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 Commission 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(4)(b), 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 Commission and you qualify as an aggrieved person/party, you may appeal the decision in writing within ten (10) calendar days from the date that the decision being appealed is reduced to writing, filed with the Secretary of the Planning Commission, and mailed to the original applicant in the proceeding being appealed, in accordance with Washoe County Code. Please call the Planning staff immediately at (775) 328-6100 for information on the appeal procedure and application fee.

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 October 6, 2022 Agenda** [For possible action]
7. **Approval of the [August 4, 2022](#) Draft Minutes** [For possible action]
8. **Public Hearing Items** [For possible action]

A. [Amendment of Conditions Case Number WAC22-0007 \(Connect Neighborhood Center Extension of Time\) for WSUP20-0009](#) – For hearing, discussion, and possible action to approve an amendment of conditions authorizing a two-year extension of time for Special Use Permit Case Number WSUP20-0009 (Connect Neighborhood Center), WSUP20-0009 was approved by the Board of Adjustment on July 24, 2020 and included a 16,015 sq. ft. neighborhood commercial center.

- Applicant/Property Owner: Sage Property Ventures LLC
- Location: 2500, 2540 Crossbow Court, located immediately northeast of the junction of Crossbow Court and Arrowcreek Parkway
- APN: 152-921-01; 152-921-02
- Parcel Size: 0.774 Acres; 1.073 Acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- 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: cbronzczyk@washoecounty.gov

B. Administrative Permit Case Number WADMIN22-0019 (Burch Care of the Infirm) – For hearing, discussion, and possible action to approve an administrative permit to allow a recreational vehicle to be occupied by an infirm resident at APN 080-531-06. The caretaker resides in the dwelling on the parcel.

- Applicant/Property Owner: Kalii Burch
- Location: 385 Vagabond Ct.
- APN: 080-531-06
- Parcel Size: 0.220 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: North Valleys
- Development Code: Authorized in Article 808, Administrative Permits & Article 310, Temporary Uses and Structures
- Commission District: 5 – Commissioner Herman
- Staff: Mitch Markey, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.2722
- E-mail: mmarkey@washoecounty.gov

C. Administrative Permit Case Number WADMIN22-0020 (Chapman Care of the Infirm) – For hearing, discussion, and possible action to approve an administrative permit for a recreational vehicle to be used for the care of infirm resident.

- Applicant: Jayden Chapman
- Property Owner: Zola Chapman
- Location: 5355 Fireman Dr
- APN: 085-730-39
- Parcel Size: 0.45 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Medium Density Suburban
- Area Plan: Sun Valley
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 3 – Commissioner Jung
- Staff: Kat Oakley, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- E-mail: koakley@washoecounty.gov

D. Variance Case Number WPVAR22-0004 (Rushing Variance) – For hearing, discussion, and possible action to approve a variance for a 14' encroachment into the 15' front yard setback for an addition to an existing single-family dwelling.

- Applicant: GilanFarr Architecture
- Property Owner: Heath & Amanda Rushing
- Location: 27 Somers Loop
- APN: 123-031-04
- Parcel Size: 0.102 acres (± 4,459 sf)
- Master Plan: Stateline Point
- Regulatory Zone: Stateline Point
- Area Plan: Tahoe
- Development Code: Authorized in Article 804, Variances
- Commission District: 1 – Commissioner Hill
- Staff: Kat Oakley, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3628
- E-mail: koakley@washoecounty.gov

E. [Variance Case Number WPVAR22-0005 \(Cernoch/Ruefer Barn\)](#) – For hearing, discussion, and possible action to approve a variance to reduce the side yard setback from 50 feet to 40 feet in order to facilitate the conversion of an existing permitted barn into a new detached accessory dwelling.

- Applicant / Property Owner: Barry M. Cernoch and Jeanne M. Ruefer
- Location: 3095 Lakeshore Drive
- APN: 050-340-06
- Parcel Size: 9.657 acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: Low Density Rural (LDR)
- Area Plan: South Valleys
- Development Code: Authorized in Article 804, Variances
- Commission District: 2 – Commissioner Lucey
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.gov

F. [Special Use Permit Case Number WSUP22-0015 \(Worthen Truck Turn Around\)](#) – For hearing, discussion, and possible action to approve a special use permit for major grading of 1,094 cubic yards of cut material and 4,980 cubic yards of fill material, with a net of 3,886 cubic yards to be imported, disturbing a total of 41,382 square feet (.95 acres) to provide for additional turn around area for an existing truck repair shop. 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 / Property Owner: Richard and Lorraine Worthen
- Location: 8640 Canyon River Ct
- APN: 084-090-46
- Parcel Size: 2.56 acres
- Master Plan: Industrial
- Regulatory Zone: Industrial

- Area Plan: Truckee Canyon
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 4 – Commissioner Hartung
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3608
- E-mail: cweiche@washoecounty.gov

G. Special Use Permit Case Number WSUP22-0017 (Montgomery/Lee DADAR) – For hearing, discussion, and possible action to approve a special use permit to allow a ±702 sq. ft. detached accessory dwelling unit on a parcel with the regulatory zoning of Medium Density Suburban (MDS) as required by Washoe County Code 110.306.25.

- Applicant / Property Owner: Andrea Lee Trust
- Location: 15220 Kivett Ln
- APN: 017-072-01
- Parcel Size: 1.030 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Medium Density Suburban
- Area Plan: Southeast Trucke Meadows
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Staff: Courtney Weiche, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3608
- E-mail: cweiche@washoecounty.gov

H. Special Use Permit Case Number WSUP22-0021 (O’Neal Grading) – For hearing, discussion, and possible action to approve a special use permit for major grading associated with ponds intended for landscape purposes. The total grading proposed is 7,420 cy of cut and 5,250 cy of fill, with a total site disturbance area of 0.9 acres (39,204 sf). The proposal also includes a request to vary grading standards, specifically 110.438.45 (c).

- Applicant / Property Owner: C & S O’Neal Family Trust
- Location: 650 feet north of the intersection of Thomas Creek Road and Foothill Road
- APN: 044-391-27
- Parcel Size: 18.13 acres
- Master Plan: Rural Residential (RR)
- Regulatory Zone: 82% High Density Rural (HDR) and 18% General Rural (GR)
- Area Plan: Southwest Truckee Meadows
- 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

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]