



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Thursday, July 1, 2021
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 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/82243925536>. 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: **82243925536**. 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 WADMIN21-0007 (Community Pancake Breakfast)**
- **Special Use Permit Case Number WSUP21-0019 (Catholic Charities)**
- **Special Use Permit Case Number WSUP21-0016 (125 Boron Lane Grading)**
- **Special Use Permit Case Number WSUP21-0017 (Silver Strike Concrete Batch Plant – Lockwood)**
- **Special Use Permit Case Number WSUP21-0018 (Tailwater Ranch)**

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 send all email comments received by 4:00 p.m. on June 30, 2021, 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.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 [June 3, 2021, Draft Minutes](#)** [For possible action]
8. **Possible Action to Approve a Resolution of Appreciation of Service for Lee Lawrence and to Authorize the Chair to Sign the Resolution on Behalf of the Board of Adjustment** [For possible action]
9. **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 WADMIN21-0007 \(Community Pancake Breakfast\)](#)** [For possible action] – For hearing, discussion, and possible action to approve 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 750 people will attend the event.

- Applicant Property Owner: North Lake Tahoe Fire Protection District
- Location: 875 Tanager
- APN: 132-223-14
- Parcel Size: 37,284 SF
- Master Plan: Tourist/Mix Use
- Regulatory Zone: Incline Village Commercial
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- 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 Division
- Phone: 775.328.3627

- Email: jolander@washoecounty.us

B. Special Use Permit Case Number WSUP21-0019 (Catholic Charities) [For possible action] – For hearing, discussion, and possible action to approve a special use permit for the use of religious assembly, to permit the addition of a 1,440 sq. ft. modular building for a food pantry and resource hub services at 225 East 5th Ave on the site of an existing church facility. The proposal also requests varying the landscaping requirements by reducing all required landscaping and parking for the additional building.

- Applicant: Catholic Charities
- Property Owner: St Peter Canisius Real Property LLC
- Location: 225 East 5th Ave.
- APN: 085-252-02
- Parcel Size: 4.469 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in 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.us

C. Special Use Permit Case Number WSUP21-0016 (125 Boron Lane Grading) [For possible action] – For hearing, discussion, and possible action to approve a special use permit for Major Grading, including approximately 200 cubic yards of cut and 1350 cubic yards of fill and the related importation of approximately 1980 cubic yards of aggregate base material for driveway construction. The driveway traverses slopes in excess of 30%.

- Applicant: Graham Quinn
- Property Owner: 125 Boron Series, a Separate Series of Jupiter Gulch LLC
- Location: Eastern terminus of Boron Road, approximately one mile east of its intersection with American Flat Road
- APN: 079-430-11
- Parcel Size: ± 80.52 acres
- Master Plan: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 438, Grading
- 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

- D. **Special Use Permit Case Number WSUP21-0017 (Silver Strike Concrete Batch Plant – Lockwood)** [For possible action] – For hearing, discussion, and possible action to approve a special use permit for a ready mix, concrete batch plant (Aggregate Facilities Use Type). The proposed concrete batch plant would be located and operated completely within a pre-existing and operating materials and aggregate mine.

- Applicant: Silver Strike Concrete, Inc.
- Property Owner: Granite Construction Company
- Location: I-80: Exit 22, Canyon Way, Lockwood, NV
- APN: 084-060-37
- Parcel Size: 542.790 acres
- Master Plan: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 4 – Commissioner Hartung
- Staff: Katy Stark, Planner Trainee
- Washoe County Community Services Department
- Planning and Building Division
- Phone: 775.328.3618
- Email: krstark@washoecounty.us

- E. **Special Use Permit Case Number WSUP21-0018 (Tailwater Ranch)** [For possible action] – For hearing, discussion, and possible action to approve a special use permit for to board up to 25 horses and training and rehabilitation. The applicant also, requests modifications of paved parking spaces to allow non-paved surface and reduction of landscape standards for a commercial use.

- Applicant: Bennett and Darcy Bauer
- Property Owner: Bennett and Darcy Bauer
- Location: 145 Ox Yoke Lane, Reno, NV 89521
- APN: 017-310-21
- Parcel Size: 10.89 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: South Valleys (SV)
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in 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

10. Chair and Board Items

- A. For Possible Action and Discussion to Elect Officers, Chair, and Vice-Chair [For possible action]
- B. Future Agenda Items [Non-action item]

C. Requests for Information from Staff [Non-action item]

11. Director's and Legal Counsel's Items [Non-action item]

A. Report on Previous Board of Adjustment Items

B. Legal Information and Updates

12. 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.

13. Adjournment [Non-action item]