



# WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Thursday, September 2, 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 Zoom teleconference, please log into the Zoom webinar at the following link: <https://us02web.zoom.us/j/81559101780> 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: 81559101780**. 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: 81559101780** and pressing #.

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 WADMIN21-0010 (Benefit Concert)**
- **Administrative Permit Case Number WADMIN21-0012 (Renown Hospital Foundation Event)**
- **Administrative Permit Case Number WADMIN21-0009 (5100 W 1st)**
- **Special Use Permit Case Number WSUP21-0007 (Hidden Valley Reclaimed Water Tank)**
- **Special Use Permit Case Number WSUP21-0009 (Cheyenne Drive)**
- **Special Use Permit Case Number WSUP21-0020 (St. Nicholas Orthodox Academy)**

**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, attending the meeting via teleconference or attending by telephone only. To provide public comment via Zoom

teleconference, 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.us](mailto:washoe311@washoecounty.us). The County will make reasonable efforts to send all email comments received by 4:00 p.m. on September 1, 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. 9<sup>th</sup> Street, Bldg. A); and has been electronically posted at [https://www.washoecounty.us/csd/planning\\_and\\_development/board\\_commission/board\\_of\\_adjustment/index.php](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](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](mailto: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 [August 5, 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 WADMIN21-0010 \(Benefit Concert\)](#)** [For possible action] – For hearing, discussion, and possible action to approve an administrative permit for an outdoor community event for the Incline Village Hospital Foundation with a Beach Boy Benefit and Fundraising Concert. The event will be held at 1047 Lakeshore Blvd. on September 19, 2021, from 1:00 p.m. to 6:00 p.m. with approximately 400 people in attendance.

- Applicant: Karli Epstein
- Property Owner: KWS Nevada Residential LLC
- Location: 1047 Lakeshore Blvd.
- APN: 130-230-16, 17 & 18
- Parcel Size: 3.5, 1.0, 1.0 acres
- Master Plan: Mill Creek
- Regulatory Zone: TA\_MC
- 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 Division
- Phone: 775.328.3627
- Email: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

**B. Administrative Permit Case Number WADMIN21-0012 (Renown Hospital Foundation Event) [For possible action]** – For possible hearing, discussion, and possible action to approve an administrative permit for an outdoor community event for the Renown Hospital Foundation with a Beach Boy Concert. The event will be held at Montreux Golf & Country Club Inc., 17150 Bordeaux Drive on September 2, 2021, from 3:30 PM to 8:00 PM with approximately 500 people in attendance.

- Applicant: Renown Hospital Foundation
- Property Owner: Montreux Golf & Country Club Inc.
- Location: 17150 Bordeaux Drive
- Assessor's Parcel Number: 148-010-55
- Parcel Size: 56.17 acres
- Master Plan Category: Suburban Residential (SR) & Rural (R)
- Regulatory Zone: Low Density Suburban (LDS) & General Rural (GR)
- Area Plan: Forest
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 2 – Commissioner (Lucey)
- Staff: Trevor Lloyd, Planning Manager  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775-328-3612
- E-mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**C. Administrative Permit Case Number WADMIN21-0009 (5100 W 1st) [For possible action]** – For hearing, discussion, and possible action to approve an administrative permit for a 200-unit apartment community on 9.992 acres of land located at the NE corner of McGuffey Road and W 1st Avenue. The proposal also includes grading standards associated with the development.

- Applicant: Ulysses Development Group, LLC
- Property Owner: Stan Lucas
- Location: 5100 W. 1st Avenue
- APN: 085-820-31
- Parcel Size: 10 Acres
- Master Plan: Urban Residential (UR)
- Regulatory Zone: Medium Density Urban (MDU)
- Area Plan: Sun Valley
- Development Code: Authorized in Article 302, Allowed Use; and Article 438, Grading Standards
- Commission District: 3 – Commissioner Jung
- Staff: Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3612
- Email: [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

**D. Special Use Permit Case Number WSUP21-0007 (Hidden Valley Reclaimed Water Tank) [For possible action]** – For hearing, discussion, and possible action to approve the

construction of a 1-million-gallon water tank. The request also involves modifying and varying grading standards and approving major grading to facilitate the construction of the water tank. The proposal includes the excavation of 22,863 cubic yards of earthen material, the importation of 6,000 cubic yards of earthen material, and the disturbance of 5.8 acres.

- Applicant/Property Owner: Washoe County
- Location: 4740 Parkway Drive – Hidden Valley Regional Park
- APN: 051-330-01
- Parcel Size: 480 Acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: Southeast Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows / Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits; and Article 438, Grading Standards
- Commission District: 2 – Commissioner Lucey
- Staff: Chris Bronczyk, Planner
- Washoe County Community Services Department
- Planning and Building Division
- Phone: 775.328.3612
- Email: [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

**E. [Special Use Permit Case Number WSUP21-0009 \(Cheyenne Drive\)](#) [For possible action]**

– For hearing, discussion, and possible action to approve a major grading permit on 3 parcels. The proposed grading includes, 3,170 cubic yards of cut, 80 cubic yards of fill, and a disturbance of 0.42 acres on slopes greater than 15%. The proposal includes a variance to the front yard setback, requesting to reduce the required 30-foot front yard setback to 10 feet, as well as allowing maximum fill in the front yard setbacks up to 4.5 feet, and to allow for a maximum of 10-foot-tall retaining walls within the setbacks.

- Applicant/Property Owner: American Patriot Homes
- Location: 145, 155, and 165 Cheyenne Drive
- APN: 045-221-06; 045-221-07; 045-221-08
- Parcel Size: 1.15 acres; 1.04 acres; 1.1 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: South Valleys
- Development Code: Authorized in Article 438, Grading Standards; and Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Staff: Chris Bronczyk, Planner
- Washoe County Community Services Department
- Planning and Building Division
- Phone: 775.328.3612
- Email: [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

**F. [Special Use Permit Case Number WSUP21-0020 \(St. Nicholas Orthodox Academy\)](#) [For possible action]**

– For hearing, discussion, and possible action to approve the establishment of a private school including three temporary modular classroom buildings. The applicant is also requesting to eliminate all required parking and landscaping standards.

- Applicant: St Nicholas Orthodox Academy
- Property Owner: JLC Realty, LLC
- Location: 16255 South Virginia St
- APN: 045-210-01
- Parcel Size: 13.96 acres
- Master Plan: Rural Residential
- Regulatory Zone: High Density Rural
- Area Plan: South Valleys
- Development Code: Authorized in Article 810
- 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](mailto: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]