

Washoe County Board of Adjustment



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SERVICES DEPARTMENT**

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**WADMIN24-0004**  
**(Pederson Care of the Infirm)**

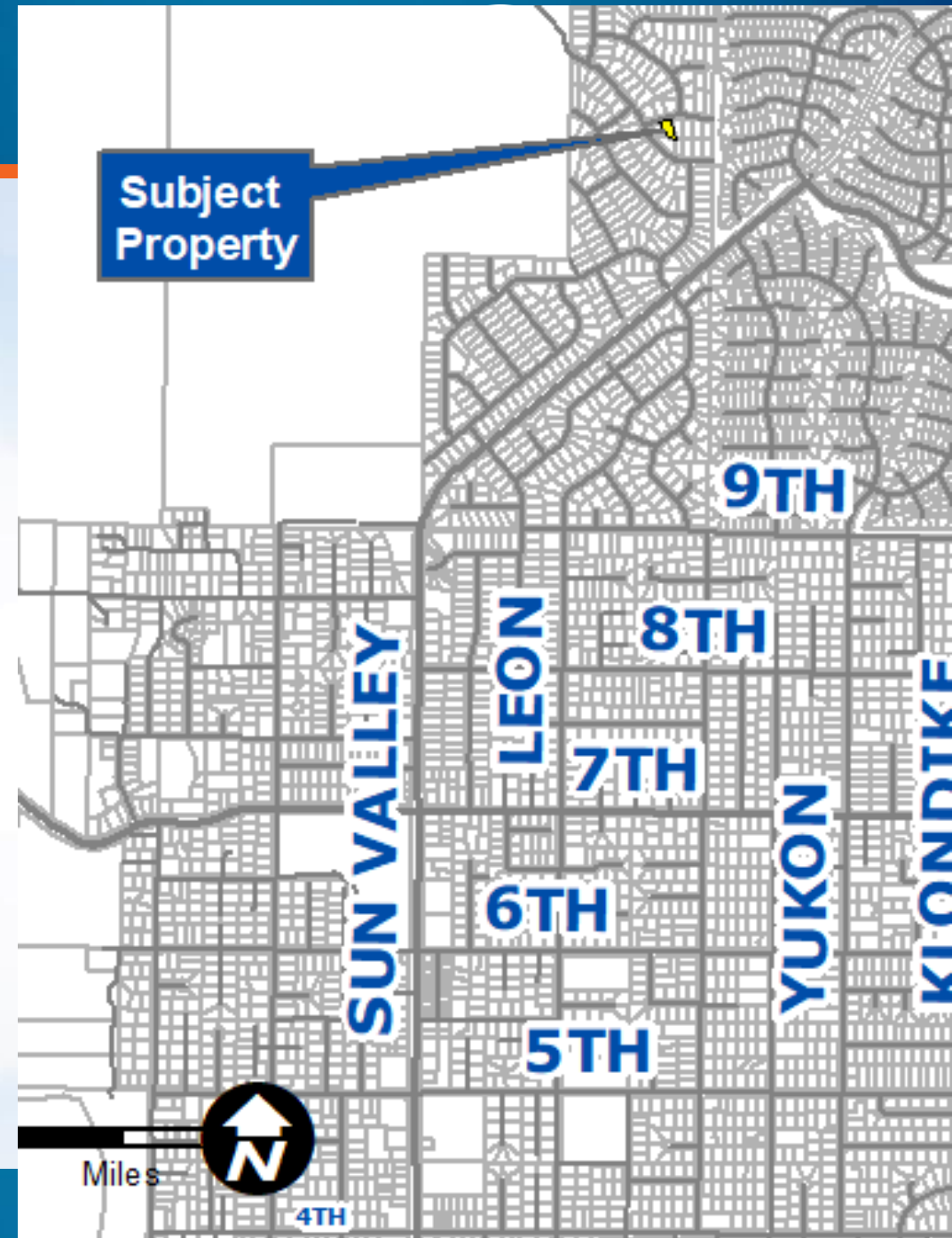
June 6, 2024

# Project Request

- Administrative permit to allow an RV to be occupied by an infirm resident at 6210 Lundy Road, Sun Valley.
- The caretaker resides in the residence on the parcel.
- WCC Section 110.310.35(g) allows an RV to be occupied for the care of an infirm resident on-site with an approved administrative permit.

# Vicinity Map

The residence & RV are located on a 0.381-acre parcel (APN: 508-056-02) in the Sun Valley planning area.



# Site Plan

North portion of the property showing setbacks



6 Ft Between RV and Rock Wall

9.5 Ft Between House and Backyard Property line

# Project Evaluation

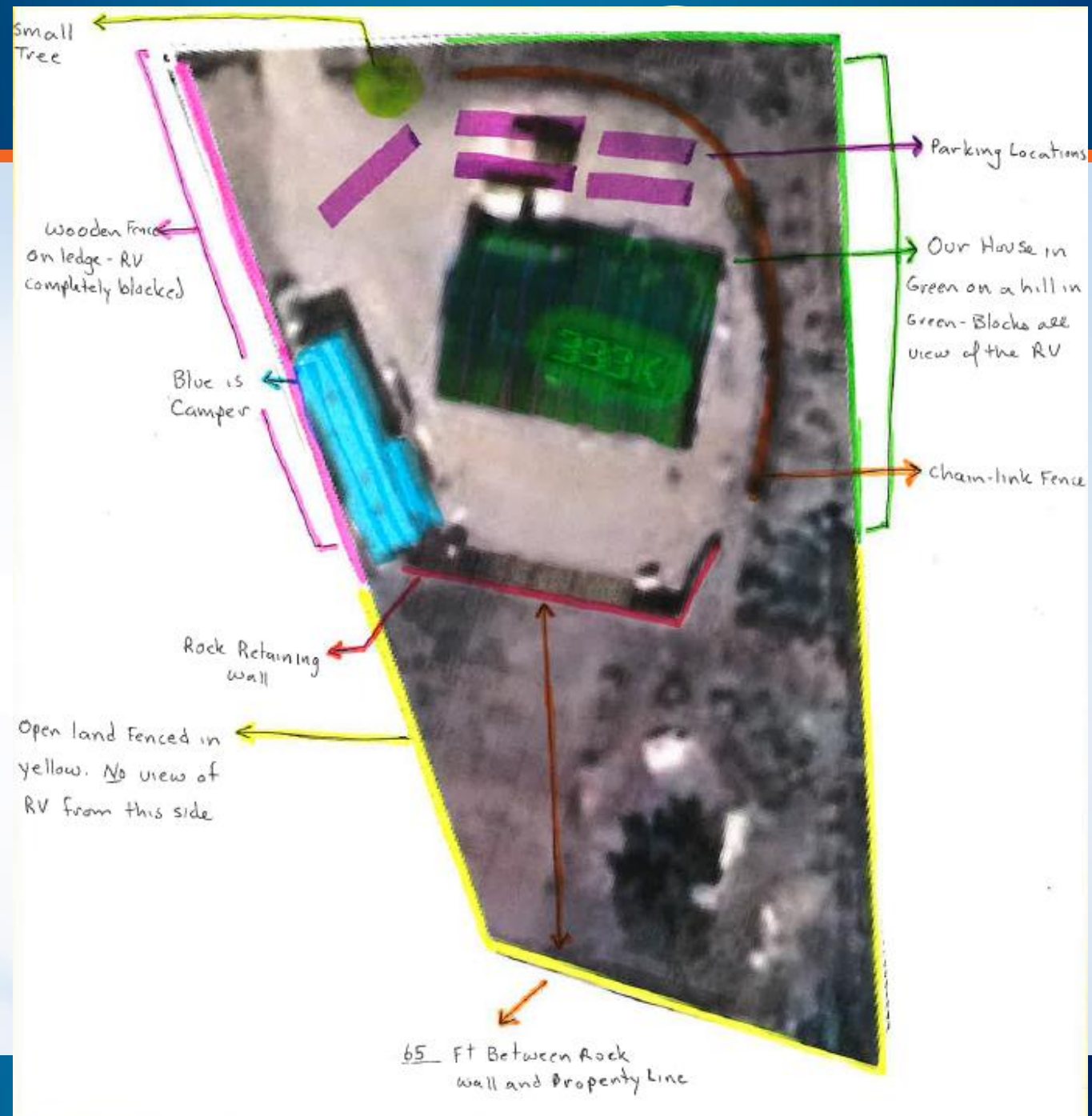
- Applicant – lives in the primary residence & owns the property
- Infirm resident – lives in the RV & is the father of owner Nicole Pederson
- WCC Section 110.310.35(g) – requires a signed affidavit from a Nevada licensed physician identifying the need for on-premises care
- Nevada licensed APRN, Shannon Scarbrough, completed a signed and notarized affidavit, dated February 21, 2024, stating that the infirm resident needs a person living on the premises/property where he lives to provide care & assistance to him

- Open Code Enforcement (CE) violation – WVIO-PLA24-0021
- January 2024 – CE received a complaint from SVGID stating that the property had an RV illegally connected to water and/or sewer & appeared to have people living in the RV
- CE issued a violation of WCC Section 110.310.35(f), Temporary Camping – RV dwelling allowed 4x per calendar year – 14 consecutive days per visit
- The RV referenced in the violation is the RV in which the infirm resident is living
- Applicant is working to resolve the matter

- Setbacks for MDS – 20' front & rear & 8' sides
- Applicant measured RV 6' from the rock wall along the side yard property line
- WCC Section 110.306.10(b)(1) – allows a structure to be 5' from rear & side property lines if the structure is 12' in height or less – RV is 131 inches (10' 11") in height – meets this requirement
- WCC Section 110.310.35(g) – requires as much screening as practical of the RV from street view
- Rock wall and wood fence on the west – screening between RV & neighbor

# Site Plan

Site plan showing screening





# RV Images from Street



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**Photo provided by applicant – APN 508-056-02 looking east on Lundy Road**

# RV Images from Street



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**Photo provided by applicant – APN 508-056-02 looking west on Lundy Road**

# RV Images from Street



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**Photo provided by applicant – APN 508-056-02 looking south from Lundy Road**

# RV Images from Street



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**Photo taken by Code Enforcement – Looking southwest at the RV**

- WCC Section 110.310.35(g) – requires no discharge of litter, sewage, effluent or other matter except into sanitary facilities – temporary utility connections to the satisfaction of NNPH & Building
  - Garbage/recycling removed every Thursday
  - Electricity for RV – direct connection to power box
  - Propane tank connected to the RV
  - Site served by community water & sewerage systems
  - NNPH condition (Exhibit A) – RV hard plumbed to community sewerage system or flexible hose attached between RV & discharge point
  - NNPH & Water Rights & NV Division of Water Resources conditions (Exhibit A) – meet SVGID requirements for water service/connection
  - SVGID condition (Exhibit A) – sewer connection inspected by SVGID

# Agency Review



- Application sent to 15 agencies/divisions for review
- Conditions of approval included in Exhibit A to staff report

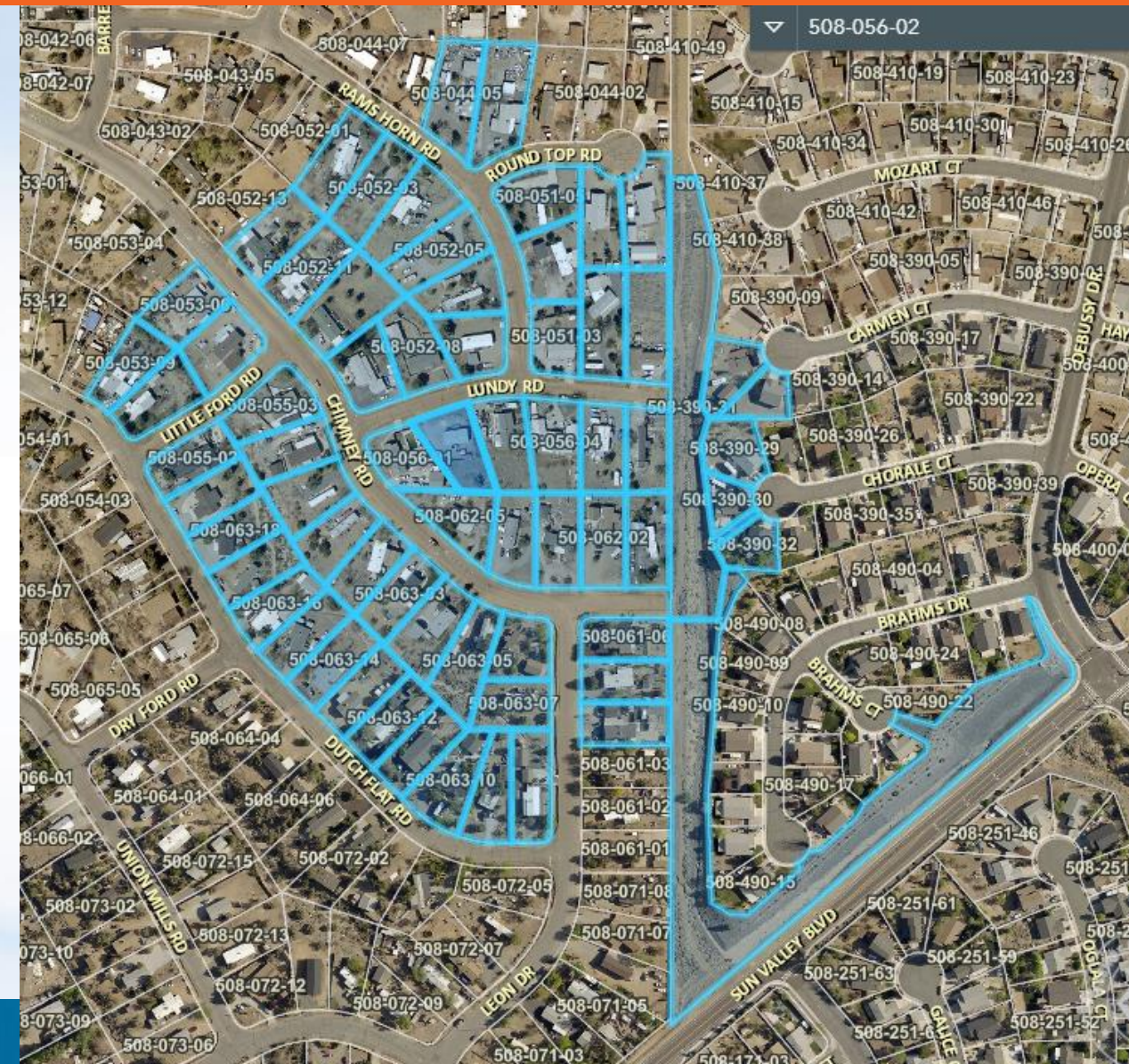
Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
NV Water Resources	X	X	X	Steve Shell, sshell@water.nv.gov
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		Amelia Galicia, agalicia@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X		Janelle K Thomas, jkthomas@washoecounty.gov; Robert Wimer, rwimer@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		April Miller, EMSProgram@nnph.org
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLemon@tmfpd.us
Sun Valley GID	X	X	X	Brad Baeckel, bbaeckel@svgid.com
NV Energy	X			

# Public Notice



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- Washoe County Code requires public notification for an Administrative Permit – 30 separate property owners w/in a minimum 500-foot radius
- 65 property owners were noticed within a 500-foot radius of the proposed project



## Administrative Permit Findings

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley 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 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 WADMIN24-0004 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 Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN24-0004 for Justin and Nicole Pederson, 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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