



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Thursday, November 3, 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)

- **Variance Case Number WPVAR22-0004 (Rushing Variance)**
- **Administrative Permit Case Number WADMIN22-0021 (May-Doyle Garage)**
- **Administrative Permit Case Number WADMIN22-0022 (Talarico – Care of the Infirm)**
- **Administrative Permit Case Number WADMIN22-0023 (Codd Detached Garage)**
- **Special Use Permit Case Number WSUP22-0024 (St. Peter Canisius Catholic Church Addition)**
- **Special Use Permit Case Number WSUP22-0025 (5 Ridges Grading)**
- **Special Use Permit Case Number WSUP22-0026 (Terracotta Well Site)**

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 November 2, 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 November 3, 2022 Agenda** [For possible action]

7. **Approval of the [October 6, 2022](#) Draft Minutes** [For possible action]

8. **Public Hearing Items** [For possible action]

A. **[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

- B. Administrative Permit Case Number WADMIN22-0021 (May-Doyle Garage)** – For hearing, discussion, and possible action to approve an administrative permit for a 2,400 SF detached accessory structure that is larger than the existing 1,558 SF main residence.
- Applicant/ Property Owner: Rebecca J. May-Doyle
 - Location: 165 Monica Court
 - APN: 530-173-11
 - Parcel Size: 0.338 acres
 - Master Plan: Suburban Residential (SR)
 - Regulatory Zone: Medium Density Suburban (MDS)
 - Area Plan: Spanish Springs
 - Development Code: Authorized in Article 306, Accessory Uses and Structures; and Article 808, Administrative Permits
 - Commission District: 4 – Commissioner Hartung
 - Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
 - Phone: 775.328.3627
 - E-mail: jolander@washoecounty.gov
- C. Administrative Permit Case Number WADMIN22-0022 (Talarico – Care of the Infirm)** – For hearing, discussion, and possible action to approve an administrative permit for a recreational vehicle to be temporarily used for the care of an infirmed resident.
- Applicant/Property Owner: Jennifer & Luigi Talarico
 - Location: 16270 Mount Rose Hwy
 - APN: 049-080-22
 - Parcel Size: 1.5 acres
 - Master Plan: Suburban Residential
 - Regulatory Zone: Low Density Suburban
 - Area Plan: Forest
 - Development Code: Authorized in Article 808, Administrative Permits
 - Commission District: 2 – Commissioner Lucey
 - Staff: Kat Oakley, Planner
Washoe County Community Services Department
Planning and Building
 - Phone: 775.328.3628
 - E-mail: koakley@washoecounty.gov
- D. Administrative Permit Case Number WADMIN22-0023 (Codd Detached Garage)** – For hearing, discussion, and possible action to approve an administrative permit for a 3,200 square foot detached accessory structure larger than the primary residence. The primary residence on the parcel is 1,442 square feet with a 576 square foot detached garage.
- Applicant/Property Owner: Ruthvern Living Trust
 - Location: 705 Oro Loma Road in Washoe Valley
 - APN: 050-232-08
 - Parcel Size: 1.02 Acres
 - Master Plan: Suburban Residential (SR)
 - Regulatory Zone: Low Density Suburban (LDS)

- Area Plan: South Valleys
- Development Code: Authorized in Article 808, Administrative 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

E. Special Use Permit Case Number WSUP22-0024 (St. Peter Canisius Catholic Church Addition) - For hearing, discussion, and possible action to approve a special use permit to construct an addition of 5,081 square feet to an existing 6,064 square foot existing church at 255 E. 5th Ave.

- Applicant/Property Owner: St. Peter Canisius Real Property LLC
- Location: 255 E .5th Ave.
- APN: 085-252-02
- Parcel Size: 4.47 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: 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
- Phone: 775.328.3627
- E-mail: jolander@washoecounty.gov

F. Special Use Permit Case Number WSUP22-0025 (5 Ridges Grading) - For hearing, discussion, and possible action to approve a special use permit to allow for a utility service use for two 12-inch underground waterlines and to approve major grading for an emergency access road resulting in a disturbance of up to ±2.0 acres of the site with a net increase of fill greater than 5,000 cubic yards; and for a modification of standards for 110.438.45(a), (c), (g), and (h) to minimize the grading footprint and 110.438.50(a) to allow the use of riprap.

- Applicant: 5 Ridges Development Company Inc.
- Property Owner: Highland Ranch HOA
- Location: East of terminus of Cezanne, Rembrandt & Rodin Courts
- APN: 508-460-01
- Parcel Size: 26.02 acres
- Master Plan: Open Space (OS)
- Regulatory Zone: Open Space (OS)
- Area Plan: Sun Valley
- Development Code: Authorized in Article 438, Grading Standards and Article 810, Special Use Permits
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building

- Phone: 775.328.3627
- E-mail: jolander@washoecounty.gov

G. Special Use Permit Case Number WSUP22-0026 (Terracotta Well Site) – For hearing, discussion, and possible action to approve a special use permit for the construction of two well houses and associated infrastructure on a portion of APN 047-141-12. The well sites will meet the water needs of new development on the parcel and will supplement the regional water system. The well sites are included in the Truckee Meadows Water Authority (TMWA) 2021-2025 Capital Improvement Plan. Following construction, TMWA is planning to accept ownership and operate the wells.

- Applicant: QS LLC
- Property Owner: Paul Tanguay, Robert A. Winkel
- Location: 0 Joy Lake Road
- APN: 047-141-12
- Parcel Size: ± 85.233 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban
- Area Plan: Forest
- Development Code: Authorized in Article 438, Grading; and Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Staff: Mitch Markey, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.2722
- E-mail: mmarkey@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]