



# WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Thursday, December 7, 2023  
1:30 p.m.

## Board of Adjustment Members

Rob Pierce, Chair  
Don Christensen, Vice-Chair  
Kathie Julian  
Peter Ghishan  
Leo Horishny  
**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 WAC23-0014 (Lake Tahoe School) for WSUP17-0004 – Not being heard**
- **Variance Case Number WPVAR23-0004 (Chapman)**
- **Special Use Permit Case Number WSUP23-0017 (Joy Lake Road)**
- **Special Use Permit Case Number WSUP23-0025 (Waldorf Astoria Lake Tahoe)**
- **Special Use Permit Case Number WSUP23-0033 (Axe Handle)**
- **Special Use Permit Case Number WSUP23-0034 (Team Yriarte)**

**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 Board. 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.** 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](mailto: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](mailto:washoe311@washoecounty.gov). The County will make reasonable efforts to send all email comments received by 4:00 p.m. on December 6, 2023, 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 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(4)(b), 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.gov/csd/planning\\_and\\_development/board\\_commission/board\\_of\\_adjustment/index.php](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](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](mailto: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. Supporting materials are 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 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 Board of

Adjustment, 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 and Instructions for Providing Public Comment via Zoom/Telephone** [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 December 7, 2023 Agenda** [For possible action]

**7. Approval of the [October 26, 2023 Draft Minutes](#)** [For possible action]

Board members may identify any additions or corrections to the draft minutes as transcribed.

**8. Approval of the [November 2, 2023 Draft Minutes](#)** [For possible action]

Board members may identify any additions or corrections to the draft minutes as transcribed.

**9. Planning Items**

**A. Resolution of Appreciation** [For possible action] – For possible action to approve a resolution of Appreciation of Service for Clay Thomas and to authorize the Chair to sign the resolution on behalf of the Board of Adjustment.

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

**A. Amendment of Conditions Case Number WAC23-0014 (Lake Tahoe School) for WSUP17-0004** [For Possible Action] – For hearing, discussion, and possible action to approve an amendment of conditions for Lake Tahoe School Case Number WSUP17-0004 to increase student enrollment from 220 to 250 students.

- Applicant: Exline and Company, Inc.
- Property Owner: Lake Tahoe School
- Location: 995 Tahoe Blvd.
- APN: 127-030-39
- Parcel Size: 4.6 acre
- Master Plan: Tahoe - Incline Village Tourist
- Regulatory Zone: Tahoe - Incline Village Tourist

- Area Plan: Tahoe
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 1 – Commissioner Hill
- Staff: Courtney Weiche, Senior Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3608
- E-mail: [cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)

**B. Variance Case Number WPVAR23-0004 (Chapman) [For Possible Action]** – For hearing, discussion, and possible action to approve a variance to reduce the rear yard setback from 30 feet to 12 feet to allow for the construction of an accessory RV garage.

- Applicant / Property Owner: Curtis Chapman
- Location: 3310 Pershing Lane
- APN: 050-444-25
- Parcel Size: 1 acre
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: South Valleys
- Development Code: Authorized in Article 804, Variances
- Commission District: 2 – Commissioner Clark
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3627
- E-mail: [jolander@washoecounty.gov](mailto:jolander@washoecounty.gov)

**C. Special Use Permit Case Number WSUP23-0017 (Joy Lake Road) [For Possible Action]** – For hearing, discussion, and possible action to approve a special use permit for the replacement of the existing 39-foot-tall telecommunications tower with a new 80-foot tall monopine, antennas, and supporting equipment for T-Mobile at the existing telecommunications facility located at 18400 Joy Lake Road. The applicant is also asking to vary the parking requirement of Article 410 and the landscaping requirements of Article 412.

- Applicant: Crown Castle on behalf of T-Mobile
- Property Owner: Nevada Bell
- Location: 18400 Joy Lake Road,  
Washoe Valley, NV
- APN: 046-080-19
- Parcel Size: 0.24 acres
- Master Plan: Rural (R)
- Regulatory Zone: Public and Semi-Public Facilities (PSP)
- Area Plan: South Valleys (SV)
- Development Code: Authorized in Article 810, Special Use Permits and Article 324  
Communication Facilities
- Commission District: 2 – Commissioner Clark
- Staff: Tim Evans, Planner

Washoe County Community Services Department  
Planning and Building

- Phone: 775.328.2314
- E-mail: [tevens@washoecounty.gov](mailto:tevens@washoecounty.gov)

**D. Special Use Permit Case Number WSUP23-0033 (Axe Handle) [For Possible Action]**

–For hearing, discussion, and possible action to approve a special use permit for the installation and operation of a 141-foot-tall monopole telecommunication facility, including a 6’ tall lightning rod at the top of the facility, with associated ground equipment, including two (2) equipment cabinets, 30 kW diesel emergency backup generator with 210-gallon fuel tank, and a stepdown transformer within a 20’ by 50’ compound surrounded by a 6’ tall chain link fence. The proposed site of the facility will include some grading to extend the utility access road from the existing 1,700-foot driveway terminus at the residence on the property to the facility’s leased area, and, additionally, the applicant is requesting to vary development code requirements for landscaping per Article 412, parking per Article 410, and lighting for a commercial use by waiving them for this project.

- Applicant: Verizon Wireless c/o Complete Wireless Consulting
- Property Owner: Renia Smith
- Location: 14855 Pyramid Way, Reno, NV 89510
- APN: 076-272-03
- Parcel Size: 79.82 acres
- Master Plan: Rural
- Regulatory Zone: General Rural Agricultural
- Area Plan: Warm Springs
- Development Code: Authorized in Article 810, Special Use Permit and Article 324, Communication Facilities
- Commission District: 5 – Commissioner Herman
- Staff: Tim Evans, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.2314
- E-mail: [tevens@washoecounty.gov](mailto:tevens@washoecounty.gov)

**E. Special Use Permit Case Number WSUP23-0034 (Team Yriarte) [For Possible Action]**

– For hearing, discussion, and possible action to approve a special use permit to bring into conformance an existing commercial stable for the boarding of horses, by-appointment only riding lessons and horse training. Six (6) training events per year for horsemanship education that may include, but not be limited to, topics such as rider biomechanics, working equitation, classical dressage principles, Californios-style bridle horsemanship, hackamore horsemanship, ranch riding, working-cow horse, pleasure riding, and ranch horse versatility. A maximum of fourteen (14) horses will be boarded, with a maximum of five (5) participants per week for lessons and training and forty (40) participants per event. The applicants are requesting to waive all applicable parking and landscaping requirements.

- Applicant/Property Owner: Daniel and Katherine Yriarte
- Location: 23950 Fetlock Drive, Reno, NV 89508
- APN: 078-302-23
- Parcel Size: 12.29 acres
- Master Plan: Rural Residential

- Regulatory Zone: Low Density Rural (LDR)
- Area Plan: North Valleys
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Staff: Tim Evans, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.2314
- E-mail: [tevans@washoecounty.gov](mailto:tevans@washoecounty.gov)

**F. Special Use Permit Case Number WSUP23-0025 (Waldorf Astoria Lake Tahoe) [For Possible Action]** – For hearing, discussion, and possible action to approve a special use permit for a casino and hotel redevelopment project of the former Biltmore Casino site. This development project includes seven buildings consisting of 76 hotel rooms, 61 condominium units, 14 employee housing units, with 10,000 square feet of gaming space, a retail plaza, restaurants, swimming pool, wellness spa, outdoor amphitheater, and a commercial parking garage. The applicant is also requesting to reduce parking. The special use Permits being requested are:

- Employee Housing
- Multiple Family Dwelling
- General Merchandise Stores – Curated Retail (up to 5K SF)
- Vehicle Storage & Parking
- Transmission & Receiving Facilities

- Applicant/Property Owner: EKN Tahoe LLC
- Location: 47 Reservoir Road, 101 Lakeview Avenue, 0 Wassou Road, 5 SR 28 and 0 SR 28
- APN: 123-052-02; -03; -04; 123-053-02; -04; 123-054-01; 123-291-01; 123-071-04; -35; -36; -37
- Parcel Size: 0.28; 0.28; 3.23; 1.42; 0.184; 0.996; 2.77; 0.644; 0.451; 0.402; and 2.486 Acres
- Master Plan: Crystal Bay; Crystal Bay Tourist
- Regulatory Zone: Crystal Bay; Crystal Bay Tourist
- Area Plan: Tahoe
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 1 – Commissioner Hill
- Staff: Chris Bronczyk, Senior Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3612
- E-mail: [cbronczyk@washoecounty.gov](mailto:cbronczyk@washoecounty.gov)

**11. Chair and Board Items [Non-action item]**

- A. Future Agenda Items
- B. Requests for Information from Staff

**12. Director’s and Legal Counsel’s Items [Non-action item]**

- A. Report on Previous Board of Adjustment Items

**B. Legal Information and Updates**

**13. 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.

**14. Adjournment** [Non-action item]