



WASHOE COUNTY BOARD OF ADJUSTMENT **DRAFT** Meeting Minutes

Board of Adjustment Members

Rob Pierce, Chair
Don Christensen, Vice Chair
Kathie Julian
Peter Ghishan
Leo A. Horishny

Friday, June 14, 2024

8:00 a.m.

Washoe County Administrative Complex
Commission Chambers
1001 East Ninth Street
Reno, NV

Secretary

Trevor Lloyd

and available via
Zoom Webinar

1. Determination of Quorum

Chair Pierce called the meeting to order at 8:00 a.m. The following members and staff were present:

Members Present: Rob Pierce, Chair
Don Christensen, Vice-Chair
Kathie Julian (Zoom)
Leo A. Horishny

Members Absent: Peter Ghishan

Staff Present: Chris Bronczyk, Senior Planner, Planning and Building Division
Courtney Weiche, Senior Planner, Planning and Building Division
Tim Evans, Planner, Planning and Building Division
Katy Stark, Planner, Planning and Building Division
Elizabeth Hickman, Deputy District Attorney, District Attorney's Office
Adriana Albarran, Recording Secretary, Planning and Building Division
Brandon Roman, Recording Secretary, Planning and Building Division

2. Pledge of Allegiance

Chair Pierce led the pledge of allegiance.

3. Ethics Law Announcement and Instructions for Providing Public Comment via Zoom/Telephone

4. Deputy District Attorney Elizabeth Hickman recited the Ethics Law standards and the instructions for providing public comment via Zoom/Telephone.

5. Appeal Procedure

Secretary Trevor Lloyd recited the appeal procedure for items heard before the Board of Adjustment.

5. Public Comment

There was no response to the request for public comment.

6. Approval of the June 14, 2024 Agenda

In accordance with the Open Meeting Law, Member Horishny moved to approve the agenda of June 14, 2024 as written. Member Julian seconded the motion, which carried on a vote of 4 to 0, with Member Ghishan absent.

7. Public Hearing Items [For possible action]

A. Administrative Case Number WADMIN24-0005 (IVGID Community Faire) – For hearing, discussion, and possible action to approve an administrative permit for an outdoor community event for the Incline Village General Improvement District (IVGID) Community Faire. The event will be held at 960 Lakeshore Blvd. (APN: 127-010-07), and approximately 900 people will be in attendance. The date of the community faire is July 2, 2024, and the hours of the event are 7:00 a.m. to 7:00 p.m.

- Applicant/Property Owner: Incline Village General Improvement District
- Location: 960 Lakeshore Blvd
- APN: 127-010-07
- Parcel Size: 17.83 acres
- Master Plan: Incline Village Tourist
- Regulatory Zone: TA_IVT
- Area Plan: Tahoe
- Development Code: Authorized in Article 808, Administrative 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

Chair Pierce noted this was an administrative item that was approved each year and he was okay proceeding to the vote without a presentation if the rest of the Board agreed.

Vice Chair Christensen suggested forgoing a presentation.

There was no response to the call for public comment.

Member Julian noted she attended this celebration every year.

Member Julian moved that Administrative Permit Case Number WADMIN24-0005 for Incline Village General Improvement District be approved 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. Member Horishny seconded the motion, which passed on a vote of 4 to 0, with Member Ghishan absent.

B. Administrative Case Number WADMIN24-0006 (IVGID Veterans Club Pancake Breakfast) – For hearing, discussion, and possible action to approve an administrative permit for an outdoor community event for the Incline Village General Improvement District (IVGID) Veterans Club Pancake Breakfast. The event will be held at 960 Lakeshore Blvd. (APN: 127-

010-07), and approximately 900 people will be in attendance. The date of the is July 4, 2024, and the hours of the event are 6:00 a.m. to 2:00 p.m.

- Applicant/Property Owner: Incline Village General Improvement District
- Location: 960 Lakeshore Blvd
- APN: 127-010-07
- Parcel Size: 17.83 acres
- Master Plan: Incline Village Tourist
- Regulatory Zone: TA_IVT
- Area Plan: Tahoe
- Development Code: Authorized in Article 808, Administrative 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

Chair Pierce indicated this was another administrative item that was approved annually. The Board was fine to proceed without a presentation, with their vote to be based on the information in the staff report.

There was no response to the call for public comment.

Member Horishny moved that Administrative Permit Case Number WADMIN24-0006 for Incline Village General Improvement District be approved 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. Member Julian seconded the motion, which passed on a vote of 4 to 0, with Member Ghishan absent.

C. Administrative Case Number WADMIN24-0008 (WCSO Honorary Deputy Sheriff's Benefit Concert) – For hearing, discussion, and possible action to approve an administrative permit for an outdoor community event for the Washoe County Sheriff's Office (WCSO) Honorary Deputy Sheriff's Benefit Concert. The event will be held at 1047 Lakeshore Blvd., and approximately 300 – 400 people will be in attendance. The date of the benefit concert is July 9, 2024, and the hours of the event are 12:00 p.m. to 7:00 p.m.

- Applicant: Washoe County Sheriff's Office (WCSO)
- Property Owner: KWS Nevada Residential LLC/Kern Schumacher
- Location: 1047 Lakeshore Blvd,
Incline Village NV 89451
- APN: 130-230-16, 130-230-17 & 130-230-18
- Parcel Size: 3.58 acres, 1.00 acres & 1.00 acres (total: 5.58 acres)
- Master Plan: Tahoe – Mill Creek
- Regulatory Zone: Tahoe – Mill Creek (TA_MC)
- Area Plan: Tahoe
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 1 – Commissioner Hill
- Staff: Katy Stark, Planner
Washoe County Community Services Department

- Phone: Planning and Building
775.328.3618
- E-mail: krstark@washoecounty.gov

Chair Pierce indicated this was another administrative item that was approved annually. He asked whether the Board needed a presentation.

Member Julian asked about a potential conflict between the proposed parking for the event at the middle school and the normal East Shore Express parking that took place there. Planner Katy Stark replied the Engineering department reviewed the application and recommended a condition that the applicant provide a parking agreement with the school, allowing them to use that lot.

On the call for public comment, Monica Terrero explained the parking listed on the application was incorrect; it would be at the University of Nevada, Reno. She indicated there would be an agreement in writing.

Member Julian moved that Administrative Permit Case Number WADMIN24-0008 for Washoe County Sheriff's Office be approved 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. Member Horishny seconded the motion, which passed on a vote of 4 to 0, with Member Ghishan absent.

D. Special Use Permit Case Number WSUP23-0027 (Supreme Storage) – For hearing, discussion, and possible action to approve a special use permit for the construction of a 583-unit storage facility, and an onsite office space, for personal storage comprised of two (2) structures totaling 76,550 square feet and associated grading. Proposed ground disturbance to construct the facility is 2.55 acres, with approximately 9,234 cubic yards of cut, 7,155 cubic yards of fill, and 2,079 cubic yards of imported material.

- Applicant: Joe Strobele
- Property Owner: Winterberg 2015 Family Trust
- Location: 3900 Mount Rose Highway, Reno, NV 89511
- APN: 049-402-01
- Parcel Size: 5.026 acres
- Master Plan: Commercial
- Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Forest
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Clark
- Staff: Tim Evans, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.2314
- E-mail: tevans@washoecounty.gov

Planner Tim Evans reviewed a PowerPoint presentation and reviewed slides with the following titles: 3900 Mount Rose Highway; Vicinity Map; Request; Site Plan; Elevations - First Structure; Elevations - Second Structure; Renderings; Evaluation; Evaluation - Hillside Development; Evaluation - Grading; Reviewing Agencies, Public Notice; Findings; and Possible Motion.

Mr. Evans stated the Engineering department did not support direct access to the subject parcel from Mt. Rose Highway, so staff worked with various agencies to arrive at the solution to use Butch Cassidy Drive as the primary access. The access from Mt. Rose Highway would be used only for emergencies. He noted the proposal contained more parking and loading spaces than was required.

John Krmpotic, representing the applicant, conducted a PowerPoint presentation and reviewed slides with the following titles or descriptions: Mt. Rose Storage; maps (3 slides); Site Plan; photos (3 slides); Trip Generation estimates; renderings (6 slides); Comments from two community meetings; Responses to Landscaping & Screening questions; Superior Storage - Operational Info; and The Project Team.

Mr. Krmpotic indicated the change in access was made for safety but also in anticipation of a Reno Transportation Commission (RTC) project expected to happen in six or seven years. One key issue, he said, was the community and environmental impacts to the steep hillside on the south, which was why that portion would be preserved.

There was no response to the call for public comment.

Member Julian inquired about the pedestrian walkway in front of the building along Mt. Rose Highway. Chris Waechter, the civil engineer on the project, mentioned the RTC's request to incorporate the walking path into an existing multi-use path. The RTC conditioned the applicant to coordinate with them as part of their approval, and pedestrian access would be provided from Mt. Rose Highway to the multi-use path.

Chair Pierce noted the application was for a seven-year permit. Mr. Evans stated the application would work with the RTC's plan to connect Butch Cassidy Drive and it would also give all parties time to implement the plan. This was a longer period of time than normal, he agreed, but it was reached through discussions with the Engineering department, the RTC, the Nevada Department of Transportation, and Planning staff.

Chair Pierce asked about the possibility of the applicant addressing the Butch Cassidy Drive connections themselves. He expressed concern about the long duration for the project, adding that sometimes the RTC put deadlines on projects that never came to fruition. Mr. Evans responded shorter timelines were considered, but the proposed solution was the only one which satisfied all parties.

Chair Pierce asked about the questions that resulted from neighborhood meetings. Mr. Evans reviewed some residents' concerns, noting they were addressed by some of the conditions imposed upon the project. Mr. Krmpotic added that two meetings were held, one of which was done on Zoom. He reviewed the questions asked by the public, providing the Board with how those concerns would be addressed. He pointed out the ultimate timeline for construction was unknown, which was another reason for the seven-year timeline. He believed the outreach conducted was successful since nobody made public comment at this hearing.

Vice Chair Christensen referenced lighting concerns which resulted from the U-Haul project on Pyramid Highway, asking whether this building's height was comparable to that project. Mr. Krmpotic responded the windows did exposed a natural hallway, but they were just an architectural feature and no people would be in those windows. The Vice Chair noted light flooded out of the U-Haul building. Mr. Krmpotic remarked they reached an agreement to ensure all lights would be off by 10:00 p.m.

Member Julian asked for further clarification about this application's coordination with the Butch Cassidy Drive connection project. Mr. Evans replied that, if approved, the applicant would

proceed with building permits within the next year or so, with construction to begin afterwards. RTC's projections, he continued, were that the connections to Butch Cassidy Drive would be made within seven years. They hoped to approve this project now, however, so the applicant did not have to wait for the RTC to begin their project.

Member Julian opined the building could possibly be built before the access road was built. Mr. Evans responded the access in the site plan was part of the proposal; however, the access would be improved with the RTC's project. Member Julian expressed concern about the building being completed without complete access and the applicant later requesting access from Mt. Rose Highway. Mr. Evans said access from Mt. Rose Highway was only for emergency purposes. There was currently access to the subject parcel from Butch Cassidy Drive, though it was not up to the standards of the RTC's future project.

Member Horishny moved that Special Use Permit Case Number WSUP23-0027 for Joe Strobele, CPD Mt. Rose LLC be approved with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30. The motion failed due to lack of a second.

Vice Chair Christensen expressed reluctance to approve the item given the seven-year timeline, which he felt was excessive.

Member Julian explained her hesitance had to do with her concerns about access through Butch Cassidy Drive. Chair Pierce reiterated Mr. Evans' assertions that the RTC would not allow access from Mt. Rose Highway, and Butch Cassidy Drive currently provided access.

Mr. Krmpotic clarified that a \$15 million public improvement project was given the seven-year timeline, but that project would move forward quicker if possible. He confirmed the applicant would not ask for access from Mt. Rose Highway since they had legal access from Butch Cassidy Drive. He asked the Board to consider this as a developer risk issue, not exposure to the community.

Member Julian seconded the motion, which failed on a vote of 2 to 2, with Chair Pierce and Vice Chair Christensen voting no and Member Ghishan absent.

Secretary Trevor Lloyd asked whether the Board would consider the project with a smaller timeline than seven years. In response to the Chair's supposition about the applicant's stance, Mr. Krmpotic said the applicant would take his chances on a five-year permit, hoping to work with the RTC to expedite their project.

Chair Pierce said he would be willing to take another vote with the amended timeline, which was Deputy District Attorney Elizabeth Hickman believed would be appropriate.

Member Horishny moved that Special Use Permit Case Number WSUP23-0027 for Joe Strobele, CPD Mt. Rose LLC be approved with the conditions included as Exhibit A to this matter as well as an amended timeline from seven years to five years, having made all five findings in accordance with Washoe County Code Section 110.810.30. Member Julian seconded the motion, which passed on a vote of 4 to 0, with Member Ghishan absent.

E. Special Use Permit Case Number WSUP24-0002 (Hodnefield Single Family Dwelling)
– For hearing, discussion, and possible action to approve a special use permit for a 6,637-sf single family dwelling, with an existing 10,000 square foot retail commercial building, defined as a mixed-use project, at 250 Village Blvd. A special use permit is required for single family

dwellings in the Incline Village Commercial (IV-C) regulatory zone. The applicant is also requesting to reduce the front and side yard setbacks.

- Applicant: GilanFarr Architecture
- Property Owner: Hodnefield Community Property Trust
- Location: 250 Village Blvd., Incline Village NV
- APN: 132-232-01
- Parcel Size: .826 acres (35,979-sf)
- Master Plan: Tahoe Incline Village Commercial (Tahoe IV-C)
- Regulatory Zone: Tahoe Incline Village Commercial (Tahoe IV-C)
- 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

Senior Planner Courtney Weiche conducted a PowerPoint presentation and reviewed slides with the following titles or descriptions: Vicinity Map; aerial view; Request; Site Plan; Use Type and Parcel Size; Reviewing Agencies; Public Notice; Findings; and Possible Motion.

Ms. Weiche provided descriptions of what was on the adjacent parcels, noting the subject parcel had a 10,000 square foot commercial building with warehouse and retail space uses. She corrected that the parcel was in the Incline Village Commercial Regulatory Zone, not the Woodcreek Regulatory Zone. She noted access to the proposed dwelling would be from Incline Way.

Ms. Weiche explained the location of the proposed single-family dwelling did not meet the required setbacks. However, the Tahoe Area Plan (TAP) anticipated challenges due to slopes in corner lots, providing alternative development standards in certain circumstances. She indicated the applicant submitted an administrative review application to reduce the setbacks because of this, and the Engineering division had no concerns with the them. The applicant also submitted a minor deviation of standards to reduce the side yard setback by 10 percent, which met the minor deviation requirement. Both permits were approved, so the proposed location was compliant with the development code.

Phil GilanFarr, representative for the owners, expressed appreciation for staff's work on this proposal. He noted some of the provisions in the TAP caused challenges for architects and staff. He supported all conditions of approval. He pointed out many of the surrounding land was built out under commercial zoning setbacks of 10 feet on all sides. He wondered whether the in-parcel setback requirements imposed by the TAP might need to be reviewed. He mentioned the neighbors to the east were notified personally, and their homeowners association replied saying they had no concerns with the proposal.

There was no response to the call for public comment.

Member Julian asked about a plan for snow removal, particularly as it pertained to preservation of the walking path. Mr. GilanFarr replied the area where the home would be built was currently used for parking and snow removal was currently done by pushing the snow to the corner. Part of the proposal included a redesign of the parking lot, which would enhance and improve the

sidewalk along Village Boulevard. This would also create snow storage along the front. He noted the owner only wanted to install a split-rail fence along Incline Way, leaving plenty of room for snow along the frontage while keeping the pathway clear.

Member Julian noted the application went to the Truckee Regional Planning Authority (TRPA), but they did not respond. She inquired if staff knew why they did not respond. Ms. Weiche said she was coordinating with the TRPA on the requested special use permit, which they were currently reviewing. It was typical for the TRPA not to act until the local jurisdiction did, and it was similarly not uncommon for the TRPA to not respond in writing.

Member Horishny asked about the measurement of the setbacks. Ms. Weiche responded all setbacks were from the property line; in this case it would be 25 feet from the pavement of Incline Way.

Chair Pierce noted there was a reference to the North Valleys Area Plan in the Findings slide. Ms. Weiche stated that was a mistake but the findings in the staff report were accurate.

There was no response to the further request for public comment.

Member Horishny moved that Special Use Permit Case Number WSUP24-0002 for Hodnefield Community Property Trust be approved with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30 and 110.804.25. Member Julian seconded the motion, which passed on a vote of 4 to 0, with Member Ghishan absent.

9:11 a.m. The Board recessed.

9:21 a.m. The Board reconvened with Member Ghishan absent.

F. Special Use Permit Case Number WSUP24-0007 (Caillier Single Family Dwelling) – For hearing, discussion, and possible action to approve a special use permit for the construction of a new 6,810-square-foot, 3-story single-family dwelling with a basement. The existing single-family dwelling, which was constructed in 1941, will be demolished under building permit WBLD24-100965 issued on April 25, 2024, in order to construct the proposed single-family dwelling.

- Applicant: GilanFarr Architecture
- Property Owner: Kurt Caillier
- Location: 425 Pahute Road
- APN: 123-143-21
- Parcel Size: 0.295 acres
- Master Plan: Crystal Bay
- Regulatory Zone: Crystal Bay
- Area Plan: Tahoe
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 1 – Commissioner Hill
- Staff: Tim Evans, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.2314
- E-mail: tevans@washoecounty.gov

Planner Tim Evans conducted a PowerPoint presentation and reviewed slides with the following titles: 425 Pahute Drive; Vicinity Map; Request; Site Plan; Evaluation; Evaluation - Natural Hazards (2 slides); Evaluation - Special Policies; Reviewing Agencies; Public Notice, Findings; and Possible Motion.

Mr. Evans noted the average slope on the property was 28 percent and the area was subject to avalanche, though the parcel itself was not in the designated avalanche area. The Engineering division, he explained, would require a traffic control plan if the access road would be blocked during construction for any reason. He pointed out the motion on the last page of the staff report was correct, but it listed GilanFarr Architecture as the applicant instead of the actual property owner; he recommended using the motion in the presentation.

Phil GilanFarr, representative for the applicant, stated he communicated with many of the agencies involved regarding the conditions of approval. He said they accepted the condition and made a robust construction management plan after meeting with the County Road Department. The house was demolished only after communicating with neighbors about the construction.

Mr. GilanFarr provided a history of the regulatory zone in Crystal Bay. He noted they received approval of the special use permit (SUP) by the Tahoe Regional Planning Agency (TRPA), and a hold-harmless agreement was already recorded. He explained they were behind due to a misunderstanding of the SUP requirement. Of the 67 projects done when these regulatory requirements were active, he pointed out, only this one had to obtain an SUP. He reviewed two slides, an aerial view of the parcel and the surrounding neighborhood, and a detailed site plan.

Mr. GilanFarr noted seven properties used Pahute Road for access, though some of them were only used as vacation homes, so not much activity happened on the road. Most of those homes received setback variances. The parcels which were crossed out on the first slide belonged to the Forest Service or Nevada State Lands, and they would never be developed. He explained that area within the blue line of the second slide included improvements developed by the property when it was built, and the only way to acquire the square footage associated with those improvements was to abandon the property. He stated they were not touching the existing asphalt. Instead, they proposed to move the house back, providing room for snow removal. He explained he worked with the County to enhance portions of the property.

Mr. GilanFarr indicated one neighbor filed multiple lawsuits, resulting in the abandonment being heard twice by the Nevada Supreme Court; he also appealed the SUP requirement at TRPA. Mr. GilanFarr believed the proposal would not interfere with the existing road conditions or the ability to maneuver an emergency vehicle. In the end, he felt the zone would be enhanced. He provided some history about the purpose, development, and redevelopment of some of the homes in the area.

In response to the call for public comment, Mr. Victor Elgohary noted he provided a written comment to the Board and was available for questions regarding the letter.

Member Julian explained she visited the area and she counted 9 to 11 houses along Pahute Road which would be affected, believing those houses would utilize the turnaround. She asked staff to opine on the comments brought up in Mr. Elgohary's letter about making improvements to the turnaround.

Deputy District Attorney Elizabeth Hickman provided a history of the original abandonment proceedings, including the Nevada Supreme Court's approval of the abandonment. There were no conditions within that proceeding to modify the lot. Any conditions that the Board might impose would need to be tailored to the project, proportional to any harm caused by it.

Member Julian stated Mr. Elgohary's letter contained a solution and she requested staff or the applicant's response to it, particularly with regard to emergency access. Mr. Evans responded the Engineering division considered access when reviewing the proposal, and a traffic control plan would be required if the application were approved.

Secretary Trevor Lloyd pointed out this request was for a single-family residence. Offline discussions happened, but staff relied on partnering agencies for direction about the appropriateness of additional improvements. The purview of the Board was to consider the appropriateness of the request before them.

Member Julian inquired about a neighborhood meeting. Mr. Lloyd answered there was no neighborhood meeting as one would be not required. Member Julian wondered why there was no reference to the start times for machinery. Mr. Lloyd said language about a 7:00 a.m. start time could be added to the conditions. Chair Pierce believed there was a provision in the County Code prohibiting work before 7:00 a.m. Mr. Evans acknowledged the start time was not specifically stated as a condition, but it would be reviewed.

Mr. Evans confirmed the Chair's assertion that the proposal was in compliance with setback requirements. Chair Pierce wondered whether, to provide more of a turnaround, it would be possible to move the proposed building back. Mr. Evans replied people would then be crossing onto private property to turn around. It would be possible to provide an easement, but that would need to be approved by the applicant.

Chair Pierce pointed out a mention of the North Valleys Area Plan in the Findings slide, which Mr. Evans admitted was an error; it should have said Tahoe Area Plan.

In response to Member Julian's prior question, Mr. GilanFarr stated seven homes had driveways which accessed Pahute Road. The roadway would not change but would be improved because the house would be pushed back a little. More importantly, the County acquired the roadway in 1981, and it would be an easy area for the County to enhance. He did not know what their priority would be, but he said the applicant offered to work with the County on that. He felt an easement on the property would create complications with TRPA coverage.

Regarding outreach, Mr. GilanFarr said they communicated with many of the neighbors, and they were very involved with them during the demolition of the old building. He assured the Board that the applicant would continue to work with them in the event road closures were needed.

Chair Pierce said the information in the staff report gave him confidence to approve the item.

Member Julian recognized the difficulty of building in Crystal Bay. She opined this would constitute a more intense use of the property since the building would be four times the size of the original one. She believed the concerns about evacuation and emergency access were not addressed, and she expressed concern that the fire department's focus was on the building permit when emergency access was critical in Crystal Bay.

Chair Pierce reminded the Board they were only considering the SUP, not a building permit.

Vice Chair Christensen emphasized that the Board read all written public comments and considered them when approving SUPs. He believed the considerations of evacuations were tangential to this item, but he acknowledged the quality of the written public comment.

Vice Chair Christensen moved that Special Use Permit Case Number WSUP24-0007 be approved with the conditions included as Exhibit A to this matter, having made all five

findings in accordance with Washoe County Code Section 110.810.30. Chair Pierce seconded the motion, which passed on a vote of 4 to 0, with Member Ghishan absent.

Member Julian expressed her assumption that the start time for construction equipment would be in accordance with County Code.

9. Chair and Board Items

A. Future Agenda Items

There were no future agenda items.

B. Requests for Information from Staff

There were no requests for information.

10. Director's and Legal Counsel's Items

A. Report on Previous Board of Adjustment Items

There were no reports.

B. Legal Information and Updates

There were no updates.

11. Public Comment

There was no response to the request for public comment.

12. Adjournment

The meeting adjourned at 10:08 a.m.

Respectfully submitted by Derek Sonderfan, Independent Contractor

Approved by Board in Session on August 1, 2024

Trevor Lloyd
Secretary of the Board of Adjustment