



Board of Adjustment Staff Report

Meeting Date: June 6, 2024

Agenda Item: 8C

ADMINISTRATIVE PERMIT CASE NUMBER: WADMIN24-0004 (Pederson Care of the Infirm)

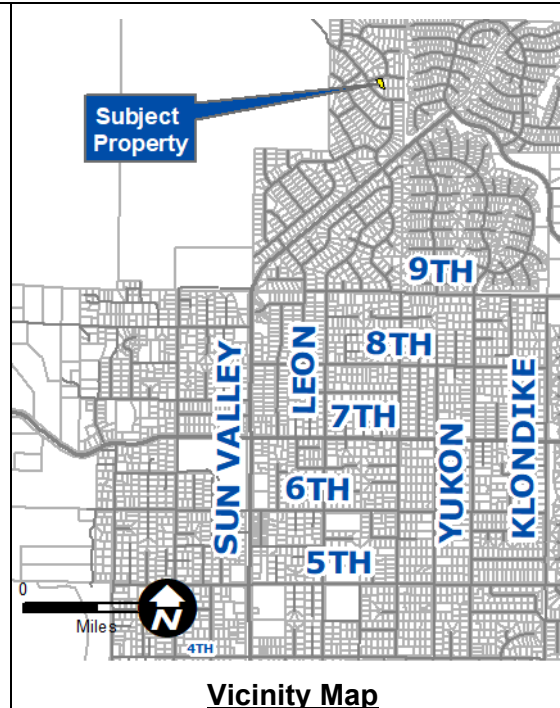
BRIEF SUMMARY OF REQUEST: An administrative permit to allow a recreational vehicle to be used for the care of an infirm resident

STAFF PLANNER: Katy Stark, Planner
Phone Number: 775.328.3618
E-mail: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit to allow a recreational vehicle (RV) to be occupied by an infirm resident on the property located at 6210 Lundy Road, Sun Valley, NV (APN: 508-056-02). The caretaker resides in the dwelling on the parcel.

Applicant/Owner: Justin & Nicole Pederson
Location: 6210 Lundy Road, Sun Valley, NV 89433
APN: 508-056-02
Parcel Size: 0.381 acres
Master Plan: Suburban Residential
Regulatory Zone: Medium Density Suburban (MDS)
Area Plan: Sun Valley
Development Code: Authorized in Article 310, Temporary Uses and Structures & Article 808, Administrative Permits
Commission District: 5 – Commissioner Herman



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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 & 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.

(Motion with Findings on Pages 10 and 11)

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Administrative Permit Definition

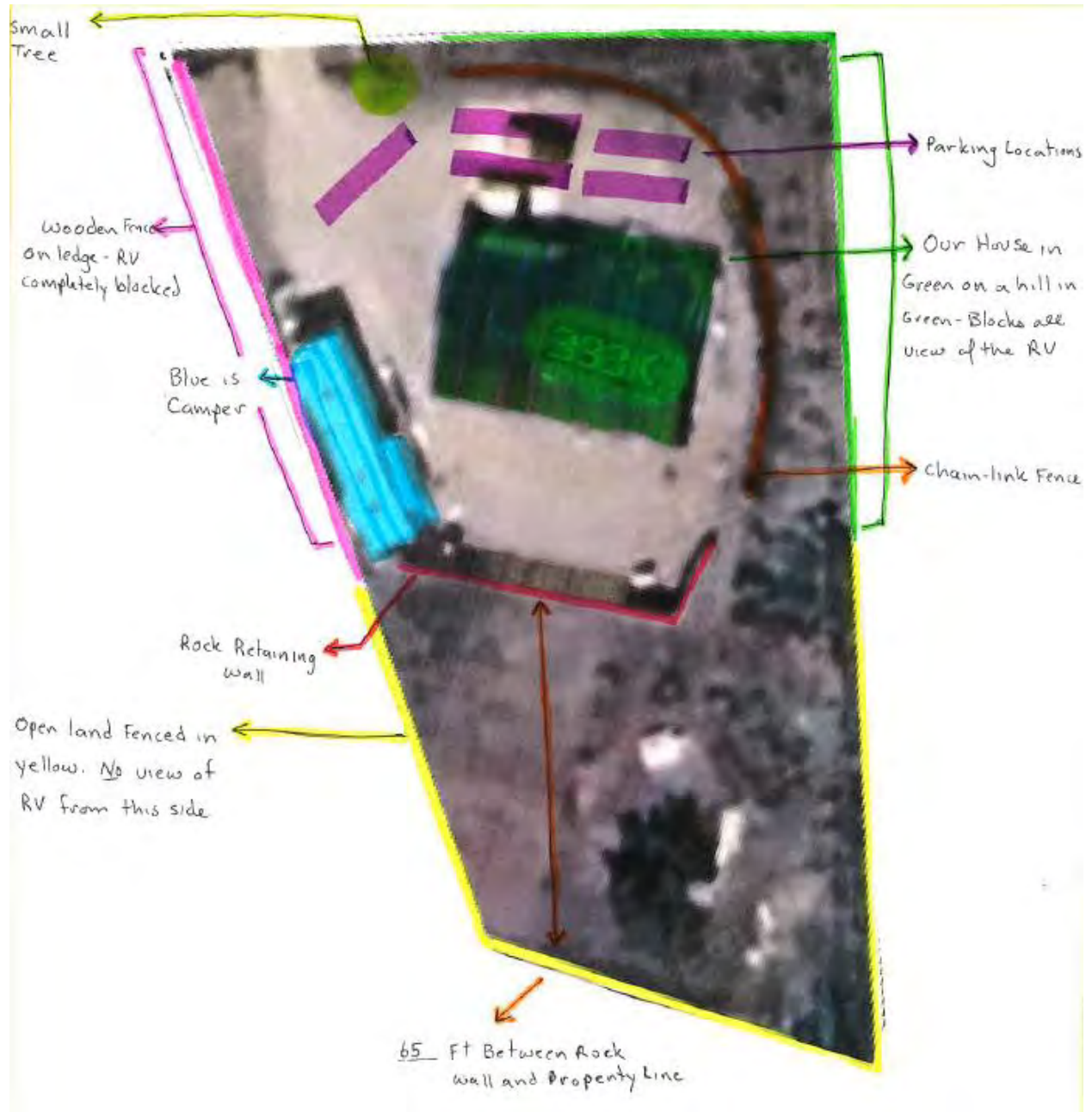
The purpose of an administrative permit is to provide a method of review for a proposed use which possess characteristics that requires a thorough appraisal in order to determine if the use has the potential to adversely affect other land uses, transportation or facilities in the vicinity. The Board of Adjustment or the Hearing Examiner may require conditions of approval necessary to eliminate, mitigate, or minimize to an acceptable level any potentially adverse effects of a use, or to specify the terms under which commencement and operation of the use must comply. Prior to approving an application for an administrative permit, the Board of Adjustment must find that all of the required findings, if applicable, are true.

The conditions of approval for Administrative Permit Case Number WADMIN24-0004 are attached to this staff report and will be included with the action order.

The subject property has a regulatory zone of Medium Density Suburban (MDS). The proposed use of a recreational vehicle to be occupied for the care of an infirm resident on-site is allowed with an approved administrative permit per WCC Section 110.310.35(g), Temporary Occupancy for the Care of the Infirm. This temporary occupancy is reserved for properties containing a permanent single-family dwelling occupied by either the infirm person or the person responsible for the care of the infirm person. The administrative permit application shall include a signed affidavit from a Nevada licensed physician identifying the need for such on-premise care. In addition, the administrative permit must be renewed on an annual basis to ensure that the need for such on-premise care still exists. The applicant is seeking approval of this administrative permit from the Board of Adjustment.



Site Plan – North Portion of Property with Setbacks



Site Plan – Showing Screening

Project Evaluation

The applicant is seeking an administrative permit to allow a recreational vehicle (RV) to be occupied by an infirm resident on parcel 508-056-02 in order to allow the applicant, who lives in the primary residence, to care for the infirm resident. The infirm resident is the father of one of the applicants, Nicole Pederson. WCC Section 110.310.35(g) requires a signed affidavit from a Nevada licensed physician identifying the need for on-premises care. The infirm resident's medical practitioner, a Nevada licensed APRN, Shannon Scarbrough, completed a signed and notarized affidavit, dated February 21, 2024, stating that the resident needs to have a person living on the premises/property where he lives to provide care and assistance to him.

There is an open planning/code enforcement violation (WVIO-PLA24-0021) on this property. Washoe County Code Enforcement (Code Enforcement) received a complaint from Sun Valley General Improvement District (SVGID) in January of 2024, stating that the property has an RV illegally connected to water and/or sewer and appears to have people living in the RV. A Washoe County code enforcement officer investigated the complaint and issued a violation of WCC Section 110.310.35(f), Temporary Camping, for RVs being used for sleeping or as a dwelling for more than 14 consecutive days and/or more than four visits per calendar year, no proof of written property owner permission for the visit, discharge of litter, sewage, effluent or other matter into sanitary facilities not designated to dispose of the material, and/or presence of water and/or sanitary sewer connections to a building or dwelling on the property. The applicant/property owner responded and is working with Code Enforcement staff to resolve the matter. The RV on the property giving rise to the code enforcement violation is the same RV that is the subject of this administrative permit. If Administrative Permit Case Number WADMIN24-0004 is approved, then applicants Justin and Nicole Pederson will be permitted to continue to care for infirm resident, Richard Bargaen, in the RV on their property. If there are any remaining issues related to the open Code Enforcement violation, then those issues will need to be resolved between the property owner and Code Enforcement.

Building setbacks for the MDS regulatory zone are 20 feet from front and rear yard property lines and 8 feet from side yard property lines. The subject site is APN 508-056-02, located on Lundy Road. (See aerial image below.) The applicant has indicated that the RV is located six feet from the rock wall that runs along the side yard property line. (See "Site Plan – North Portion of Property with Setbacks" on page 4 of this report.) The placement of the travel trailer does not meet MDS building setbacks; however, WCC Section 110.306.10(b)(1) allows a structure to be five feet from rear and side property lines if the structure is 12 feet in height or less. Staff confirmed with the applicant that the RV is 131 inches (10 ft. and 11 in.) in height, which allows the RV to be five feet from the side property line.



Aerial view of APN: 508-056-02 with 2021 imagery – Washoe Regional Mapping System

WCC Section 110.310.35(g) requires that the travel trailer or recreational vehicle provide as much screening as practical from being viewed from the street. (See the "Site Plan – Showing Screening" image on page 5 of this report.) The RV is located on the west side of the parcel next

to a rock retaining wall, which is topped with a wood fence, providing good screening between the RV and the neighboring property to the west. The applicant and Code Enforcement provided photos, which are provided below. It is staff's opinion that the location of the RV on the parcel and the screening provided are appropriate and in keeping with the surrounding neighborhood.



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



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



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



Photo taken by Code Enforcement – Looking southwest at the RV

WCC Section 110.310.35(g) also requires that no discharge of any litter, sewage, effluent or other matter shall occur except into sanitary facilities designed to dispose of the material. Any temporary utility connections shall be to the satisfaction of the Washoe County Health District and the Building Program of the Planning and Building Division. The applicant has indicated that water is delivered to the RV through a hose from the main residence, and the RV is connected to sewer through a macerator pump connected to their sewage line. The applicant has stated that garbage and recycling are removed every Thursday, electricity for the RV is a direct connection to their power box, and a propane tank is connected to the RV. Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS), stated that the applicant's parcel is served by community water and sewerage systems. NNPH has provided a condition (Exhibit A) requiring the RV to either be hard plumbed to the community sewerage system or only have a flexible hose attached between the RV and discharge point when actively discharging grey or black water. NNPH has provided a second condition requiring the applicant to meet the requirements of the SVGID for connection to potable water. Washoe County Water Rights staff also provided a condition (Exhibit A) requiring the applicant to comply with SVGID requirements for water service.

Nevada Division of Water Resources provided a condition stating that municipal water is subject to SVGID rules and regulations and approval by the Office of the State Engineer and another condition requiring a will serve from SVGID (Exhibit A). SVGID also reviewed the project application and provided a condition (Exhibit A) requiring that the sewer connection be inspected by SVGID.

WCC Section 110.808.40(c) requires that public notification of an administrative permit be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 500-foot radius of the subject property, noticing 65 separate property owners a minimum of 10 days prior to the public hearing date. No comment was received from these property owners.

Sun Valley Area

The subject parcel is located within the Sun Valley planning area. Staff was unable to find any relevant specific area plan policies related to the temporary use of a recreational vehicle to be occupied by a caretaker for the care of an infirm resident.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

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			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (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.

Staff Comment: The requested temporary use of a recreational vehicle to be occupied by an infirm resident does not conflict 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.

Staff Comment: A recreational vehicle to be occupied by an infirm resident will not place a significant strain on existing roadways. The site is served by community water and sewerage systems. Northern Nevada Public Health and SVGID have provided conditions (Exhibit A) to ensure that waste from the RV is handled through appropriate connection to the community sewerage system. The site currently receives water service from SVGID, and Northern Nevada Public Health, Washoe County Water Rights, and Nevada Division of Water Resources have all provided conditions (Exhibit A) to ensure that adequate water is available to support the RV and that the water connection meets SVGID's requirements.

- (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.

Staff Comment: This site is physically suitable for a recreational vehicle to be occupied by an infirm resident. The site is in a residential regulatory zone, and a recreational vehicle will not be a significant intensification to the site. Northern Nevada Public Health and SVGID have provided conditions (Exhibit A) to ensure that waste from the RV is handled through appropriate connection to the sewerage system. Northern Nevada Public Health, Washoe County Water Rights, and Nevada Division of Water Resources provided conditions (Exhibit A) to ensure appropriate connection to water service for the RV.

- (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.

Staff Comment: The subject parcel is a residential zoned parcel. Issuance of a permit for the temporary use of a recreational vehicle to be occupied by an infirm resident 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.

Staff Comment: There is no military installation in the required noticing distance of the subject property; therefore, this finding is not required to be made.

Recommendation

After a thorough analysis and review, Administrative Permit Case Number WADMIN24-0004 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

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 & 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:

- (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.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant/Owner: Justin & Nicole Pederson, Attn: Nicole Pederson
ebbinghaus1885@hotmail.com



Conditions of Approval

Administrative Permit Case Number WADMIN24-0004

The project approved under Administrative Permit Case Number WADMIN24-0004 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on June 6, 2024. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this administrative permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this administrative permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the administrative permit may result in the initiation of revocation procedures.

Operational conditions are subject to review by the Planning and Building Division prior to the renewal of a business license each year. Failure to adhere to the operational conditions may result in the Planning and Building Division recommending that the business license not be renewed until conditions are complied with to the satisfaction of Washoe County.

Washoe County reserves the right to review and revise the conditions of approval related to this Administrative Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some "conditions of approval" are referred to as "operational conditions." These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies:

- **The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Katy Stark, Planner, 775.328.3618, krstark@washoecounty.gov

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative permit.
- b. This permit is for a temporary use for care of the infirmed. No other use is approved as part of this permit.
- c. The following **Operational Conditions** shall be required for the extent of the temporary use:
 1. This permit shall become null and void once there is no longer a need to provide care for Richard A. Bargaen, the infirmed person stated in the application,
 2. Use of the recreational vehicle (RV) shall be limited to Richard A. Bargaen. No other person shall be permitted to live in the RV.
 3. This permit shall be renewed on an annual basis to ensure that on-premise care is still needed. Failure to renew this permit by June 6, 2025, and each year following, shall render this permit null and void. The annual renewal shall require the applicant to provide the Community Services Department with the status of the permit and submit a signed affidavit from a Nevada Licensed medical care provider identifying the need for continued care.
 4. All discharge of litter, sewage, effluent or other matter shall be disposed of into sanitary facilities designed for such use.
 5. Any temporary utility connections shall be to the satisfaction of the Planning and Building Division.
 6. Within 30 days of Richard A. Bargaen recovering or vacating the property, the property owner shall disconnect the RV from all utilities and sanitation systems and remove the deck and stairs to the trailer. No other person shall be permitted to use, live-in or occupy the RV, except as permitted by WCC Article 310.

Sun Valley General Improvement District (SVGID)

2. The following conditions are requirements of Sun Valley General Improvement District (SVGID), which shall be responsible for determining compliance with these conditions.

Contact Name – Brad Baeckel, Public Works Director, 775.673.2220, bbaeckel@svgid.com

- a. The applicant must apply for infirm care with SVGID. Multi-unit rates will be assessed.
- b. SVGID will inspect the sewer connection.

Nevada Division of Water Resources

3. The following conditions are requirements of the Nevada Division of Water Resources, which shall be responsible for determining compliance with these conditions.

**Contact Name – Steve Shell, Water Rights Specialist II, 775.684.2836,
sshell@water.nv.gov**

- a. The subject property lies within the Sun Valley GID service area. Municipal water service is subject to Sun Valley GID rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.
- b. A Will Serve from Sun Valley GID must be presented to the State Engineer for approval and signed through his office.

Washoe County Water Rights

4. The following condition is a requirement of Washoe County Water Rights, which shall be responsible for determining compliance with this condition.

**Contact Name – Timber Weiss, P.E., Licensed Engineer, 775.954.4626,
tweiss@washoecounty.gov**

- a. The owner shall comply with Sun Valley GID requirements for water service.

Northern Nevada Public Health (NNPH), Environmental Health Division (EHS)

5. The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in NNPH. Any conditions set by NNPH must be appealed to the District Board of Health.

**Contact Name – James English, REHS, CP-FS, EHS Supervisor, 775.900.7239,
jenglish@washoecounty.gov**

- a. EHS will require the recreational vehicle to either be hard plumbed to community sewerage system with an appropriate cleanout installed or only have a flexible hose attached between the recreational vehicle and discharge point when actively discharging grey or black water from the unit.
- b. The applicant must meet the requirements of the Sun Valley General Improvement District for connection to potable water. Recommended connection be permanent and insulated.

Truckee Meadows Fire Protection District (TMFPD)

6. The following condition is a requirement of the Truckee Meadows Fire Protection District (TMFPD), which shall be responsible for determining compliance with this condition.

**Contact Name – Brittany Lemon, Fire Captain – Fire Prevention, 775.326.6079,
blemon@tmfpd.us**

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>

*** End of Conditions ***

May 2, 2024

Washoe County Community Services
Planning and Development Division

RE: Pederson Care of the Infirm; 508-056-02
Administrative Permit; WADMIN24-0004

Dear Washoe County Staff:

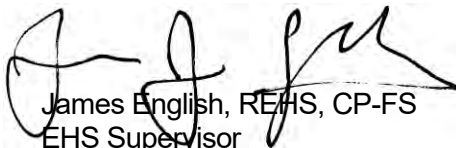
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the referenced application and notes the parcel is serviced by community water and sewerage systems.
- b) Condition #2: EHS will require the recreational vehicle to either be hard plumbed to community sewerage system with an appropriate cleanout installed or only have a flexible hose attached between the recreational vehicle and discharge point when actively discharging grey or black water from the unit.
- c) Condition #3: Must meet the requirements of the Sun Valley General Improvement District for connection to potable water. Recommended connection be permanent and insulated.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



From: [Program, EMS](#)
To: [Stark, Katherine](#)
Cc: [Program, EMS](#)
Subject: FW: April Agency Review Memo I- Administrative Case Number WADMIN24-0004 (Pederson Care of the Infirm)
Date: Monday, April 22, 2024 11:34:47 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[April Agency Review Memo I.pdf](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good Morning,

The EMS Program has reviewed the April Agency Review Memo I - Administrative Case Number WADMIN24-0004 (Pederson Care of the Infirm), and has no concerns or questions at this time based on the information provided.

Thank you,



April Miller

Sr. Office Specialist

Epidemiology and Public Health Preparedness

O: [775-326-6049](tel:775-326-6049)

1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](https://nnph.org) | [f](#) [f](#) [@](#) [X](#) [in](#)

[Click here to take our customer satisfaction survey](#)

Date: April 25, 2024

To: Katy Stark, Planner

From: Janelle K. Thomas, P.E., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: WADMIN24-0004 Pederson Care of the Infirm
APN: 508-056-02
6210 Lundy Road

GENERAL COMMENTS

Washoe County Engineering staff has reviewed the above referenced application. The Administrative Permit application is to request approval of housing an RV on-site as a special use for care givers. The Engineering and Capital Projects Division recommends approval with no comments and conditions.

From: [Steve Shell](#)
To: [Stark, Katherine](#)
Subject: RE: WADMIN24-0004
Date: Thursday, April 18, 2024 11:19:47 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image011.png](#)
[image013.png](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

LOL. Yes, of course. It's a "canned" response.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell
Nevada Division of Water Resources
775-684-2836

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Thursday, April 18, 2024 11:12 AM
To: Steve Shell <sshell@water.nv.gov>
Cc: Stark, Katherine <KRStark@washoecounty.gov>
Subject: RE: WADMIN24-0004

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Steve,

Thanks for the response. I have a question on this one. We do not have mylar maps for care of the infirm applications. Are you okay with me removing that item from your conditions?

Thank you!



Katy Stark
Planner, Planning & Building Division | Community Services Department
krstark@washoecounty.gov | Direct Line: 775.328.3618
My typical working hours: Monday-Friday 7:00 am to 4:00 pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

From: Steve Shell <sshell@water.nv.gov>
Sent: Monday, April 15, 2024 11:18 AM
To: Stark, Katherine <KRStark@washoecounty.gov>
Subject: WADMIN24-0004

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The subject property lies within the Sun Valley GID service area.
Municipal water service is subject to Sun Valley GID rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.
A Will Serve from Sun Valley GID and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.
There are no water rights associated with this property.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell
Water Rights Specialist II
Department of Conservation and Natural Resources
Nevada Division of Water Resources
901 S. Stewart St., Suite 2002
Carson City, NV 89701
sshell@water.nv.gov
(O) 775-684-2836 | (F) 775-684-2811

From: [Brad Baeckel](#)
To: [Stark, Katherine](#)
Subject: Administrative Case Number WADMIN24-0004 (Pederson Care of the Infirm)6210 Lundy
Date: Friday, April 12, 2024 3:34:28 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Katy,

I have the following comments for this case:

Must apply for infirm care with SVGID. Multi-unit rates will be assessed. SVGID to inspect sewer connection.

Thanks,

Brad Baeckel

Public Works Director

Sun Valley General Improvement District

5000 Sun Valley Blvd.

Sun Valley, NV 89433

Phone: (775) 673-2220

Fax: (775) 673-7708

www.svgid.com

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From: [Lemon, Brittany](#)
To: [Stark, Katherine](#)
Subject: Re: WADMIN24-0004 (Pederson Care of the Infirm) Conditions of Approval
Date: Tuesday, May 7, 2024 12:33:55 PM
Attachments: [image002.png](#)
[image003.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[Outlook-Logo_Desc.png](#)

Ok, that's the neighbor's property. I saw them during the review stage and thought it was the applicants property. No, we can leave the comments as is. Thank you for checking!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfprd.us | Office: 775.326.6079 | Cell: 775.379.0584
3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

From: Stark, Katherine <KRStark@washoecounty.gov>
Sent: Tuesday, May 7, 2024 10:58 AM
To: Lemon, Brittany <BLemon@tmfprd.us>
Cc: Way, Dale <DWay@tmfprd.us>; Stark, Katherine <KRStark@washoecounty.gov>
Subject: RE: WADMIN24-0004 (Pederson Care of the Infirm) Conditions of Approval

Hi Brittany,

Thank you. Is there a specific condition you'd like to add related to access? It looks like the applicant has three vehicles, but none of them are parked near the RV. No vehicles were parked near the RV in the Code Enforcement pictures, either. However, the neighbors have a very different situation. Pictures below. Please let me know if you'd like a condition. Thanks!

Applicant's property:



Neighbor's property:



Katy Stark
Planner, Planning & Building Division | Community Services Department
krstark@washoecounty.gov | Direct Line: 775.328.3618
 My typical working hours: Monday-Friday 7:00 am to 4:00 pm



Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

From: Lemon, Brittany <BLemon@tmfpd.us>
Sent: Thursday, April 25, 2024 9:07 AM
To: Stark, Katherine <KRStark@washoecounty.gov>
Cc: Way, Dale <DWay@tmfpd.us>
Subject: WADMIN24-0004 (Pederson Care of the Infirm) Conditions of Approval

Hi Katy,

"This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply."

<https://tmfpd.us/fire-code/>.

Please really stress the importance of access with this request. From the pictures it looks like there are quite a few vehicles on the parcel and access will need to be maintained around the home and the RV at all times.

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



"Committed to excellence, service, and the protection of life and property in our community"

Date: April 24, 2024

To: Katy Stark, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Administrative Case Number WADMIN24-0004 (Pederson Care of the Infirm)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve an administrative permit to allow a recreational vehicle (RV) to be occupied by an infirm resident on the property located at 6210 Lundy Road, Sun Valley, NV (APN: 508-056-02). The caretaker resides in the dwelling on the parcel.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

Owner shall comply with Sun Valley GID requirements for water service.

From: [Galicia, Amelia](#)
To: [Stark, Katherine](#)
Subject: April Application Review Memorandum 1
Date: Monday, April 15, 2024 9:29:46 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Good morning,

The Washoe County Sheriff's Office has no issue with item #5 in April's Application Review Memorandum 1.

Thank you,



Amelia Galicia, Captain

Washoe County Sheriff's Office

Incline Village Patrol Division

Phone: 775-832-4114

Email: agalicia@washoecounty.us

625 Mt. Rose Highway

Incline Village, NV 89451

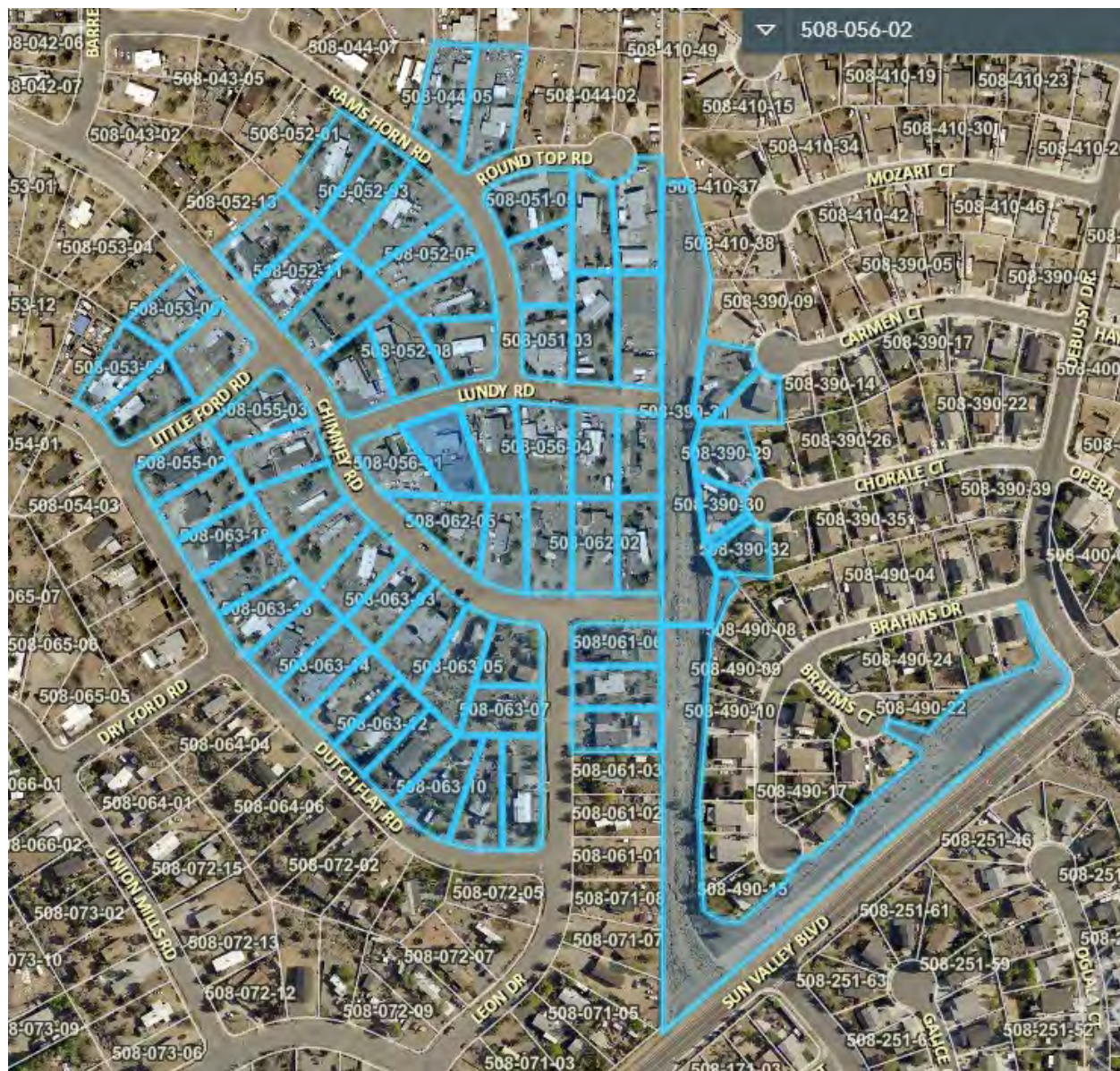
911 Parr Boulevard

Reno, NV 89512

www.WashoeSheriff.com



Washoe County Code requires that public notification of an Administrative Permit be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. This proposal was noticed within a 500-foot radius of the subject property, noticing 65 separate property owners a minimum of 10 days prior to the public hearing date.



Administrative Permit Case Number WADMIN24-0004 (Pederson Care of the Infirm)

Community Services Department
Planning and Building
ADMINISTRATIVE PERMIT APPLICATION
(Care for the Infirm see page 8)



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: <u>Pedersons</u>		Case #: <u>WV10-PLA24-0021</u>	
Project Description: <u>Camper on property for care of the infirm</u>			
Project Address: <u>6210 Lundy Rd Sun Valley, NV 89433</u>			
Project Area (acres or square feet): <u>36 ft</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>Lundy Rd and Chimney Dr</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>50805602</u>	<u>.38 Acres</u>		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <u>Justin Pederson (Nikki)</u>		Name:	
Address: <u>6210 Lundy Rd</u>		Address:	
<u>Sun Valley NV</u> Zip: <u>89433</u>		Zip:	
Phone: <u>775 848 1265</u> Fax:		Phone: Fax:	
Email: <u>ebbinghaus1885@hotmail</u>		Email:	
Cell: Other:		Cell: Other:	
Contact Person: <u>Nicole Pederson</u>		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Administrative Permit Application Supplemental Information for Care of the Infirm

(All required information, to include the physician's signed affidavit, is considered a public record and will be treated as such by Washoe County. Information may be attached separately)

1. Name of the Infirm:

Richard A. Bargaen

2. Name of Nevada licensed physician identifying the need for on-premise care and the physician's estimate as to the length of on-premise care required (attach physician's signed affidavit, form on page 11):

Shannon Scarbrough

3. Name(s) of the Caregiver(s):

Nicole A. Pederson

4. Describe the type and size of recreational vehicle or self-contained travel trailer that is proposed for use as a temporary residence of the caregiver. (Attach a site map showing the proposed location.)

2006 Hitchhiker
5w
Champagne
36 foot

5. Describe the arrangements/methods proposed for the temporary provision of:

- a. Water Service:

Water delivered through a hose from our house
to the unit

b. Sewage (Sanitary Sewer) Service:

Connection through a macerator pump
connected to our sewage line

c. Garbage (Solid Waste) Service:

Garbage and recycling removed once a
week on Thursdays

d. Electricity:

Direct connection from our power box

e. Natural Gas:

Propane tank connected to unit

6. What will you do to minimize the anticipated negative impacts or effect your waiver will have on adjacent properties?

Many adjacent properties have a similar
set up on their property. Photos included.

7. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

RV is camouflaged in the back of our property. Photos included from an east facing, west facing, and direct view of our property

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the administrative permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

9. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows Fire Sta 45 110 Quartz Ln
b. Health Care Facility	Community Health Alliance Sun Valley
c. Elementary School	Sun Valley Elementary School
d. Middle School	Desert Skies Middle School
e. High School	North Valley High School
f. Parks	Sun Valley Regional Park
g. Library	Spanish Springs Library
h. Citifare Bus Stop	Sun Valley Blvd & Debussy Dr. .2 mile

**TEMPORARY OCCUPANCY
for the Care of the Infirm
AFFIDAVIT OF PHYSICIAN**

STATE OF NEVADA)
) ss:
COUNTY OF WASHOE)

I, Shannon Scarborough being duly sworn, depose, and say that I am a physician licensed by the Nevada State Board of Medical Examiners to practice medicine in the State of Nevada.

I further swear or affirm that:

I am a licensed physician caring for Richard Bergen and am personally familiar with his/her physical and medical condition and its impact on his/her life functions; and,

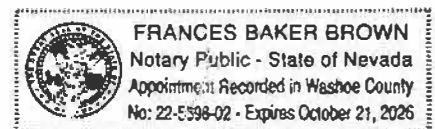
That Richard Bergen suffers from physical and medical condition(s) that severely impair his/her ability to live alone and care for himself/herself and he/she needs to have a person living on the premises/property where he/she lives in order to provide care and assistance to him/her

Signed Shannon Scarborough APW

State of Nevada License Number 850876

Subscribed and sworn to before me this 21st day of February, 2024

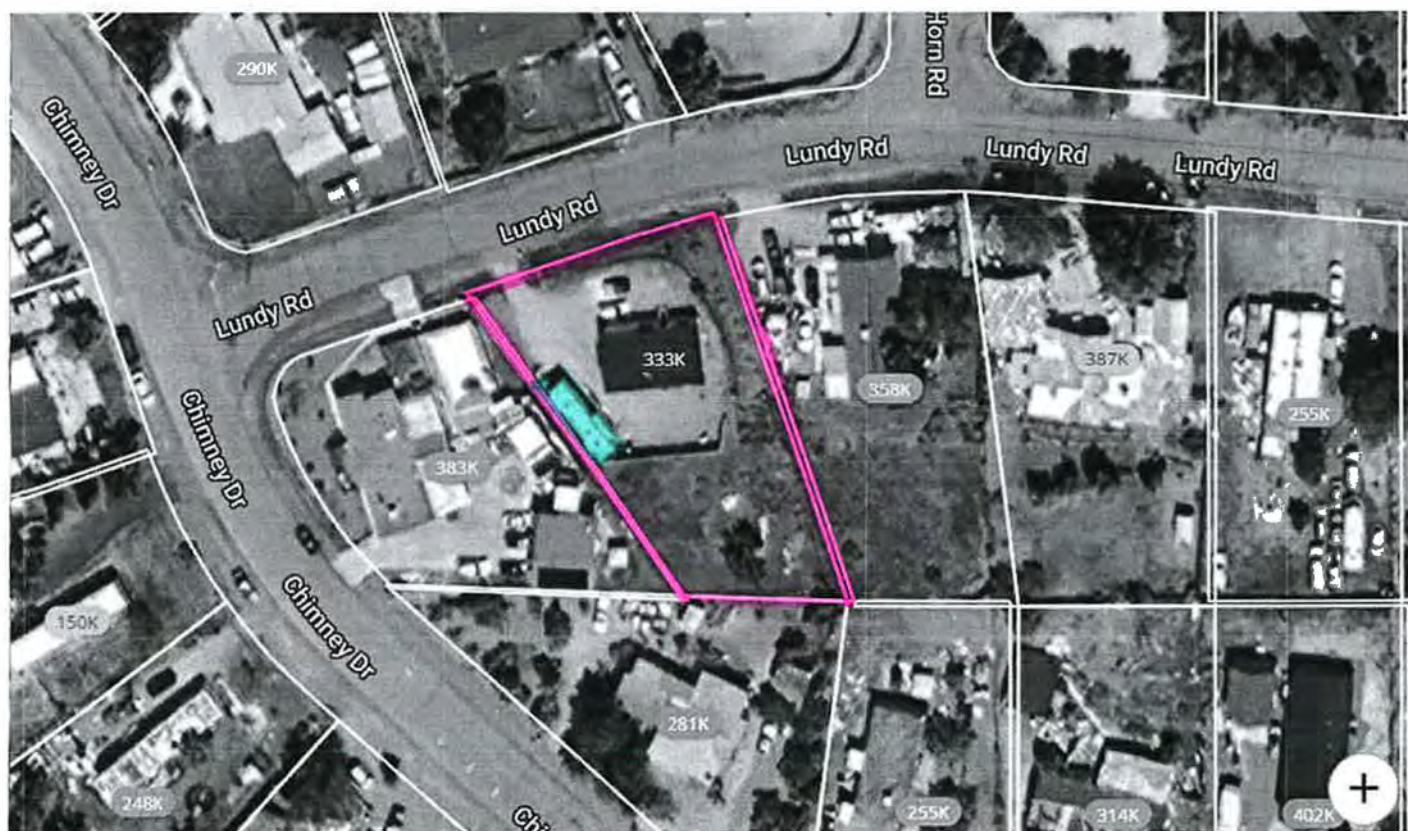
Frances Baker Brown
Notary Public in and for said county and state



My commission expires: 10/21/26

This Physician's Affidavit is required to be submitted with the Administrative Permit application for Temporary Occupancy for the Care of the Infirm pursuant to WCC Section 110.310.35(g). If the Administrative Permit is approved, a new affidavit must be submitted with each annual renewal.

Satellite View of Property



Our property is 6210 Lundy Rd highlighted in **PINK**

The RV in the yard is highlighted in **BLUE**

The RV is set up in the back of the property and the view of it is mostly blocked, other than a straight on view of the property.

Many of our neighbors possess a similar situation with an RV

RV Dimensions Site Plan

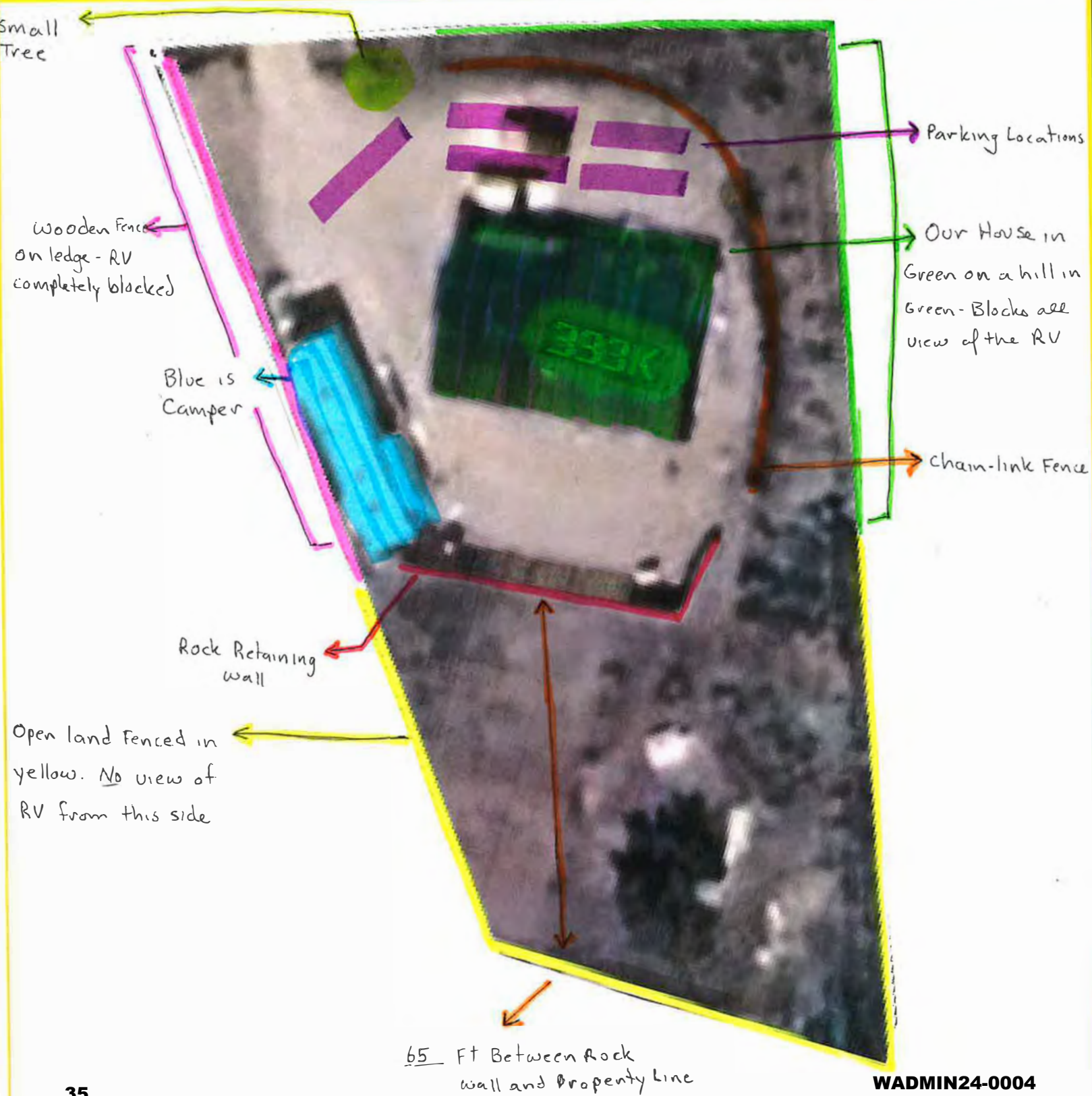


6 Ft Between RV and Rock Wall

9.5 Ft Between House and Backyard Property line

6210 Lundy Rd

RV Camouflage Site Plan



Our Property:



Headed East
Bound



Headed West
Bound



WADMIN24-0004
EXHIBIT D

Direct Facing

These are properties
viewed from our
property:

Camper and
Broken Cars

Exhibit
1a



Camper on Street

Exhibit 2

Another Camper
More Cars

Exhibit
1b



WADMIN24-0004
EXHIBIT D

Trailer and Camper

Exhibit
3



Camper and Bus

Exhibit
4

Van

Exhibit
5



WADMIN24-0004
EXHIBIT D