



WASHOE COUNTY BOARD OF ADJUSTMENT Meeting Minutes

Board of Adjustment Members

Peter Ghishan, Chair
Rob Pierce, Vice Chair
Kathie Julian
Patrick Caldwell
Leo A. Horishny

Thursday, November 6, 2025
1:30 p.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 1:30 p.m. The following members and staff were present:

Members Present:	Peter Ghishan, Chair Rob Pierce, Vice Chair Kathie Julian Patrick Caldwell (via Zoom) Leo A. Horishny
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Members Absent:	None
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Staff Present:	Jolene Bertetto, Planner, Planning and Building Division Julee Olander, Planner, Planning and Building Division Chaz Lehman, Deputy District Attorney, District Attorney's Office Adriana Albarran, Recording Secretary, Planning and Building Division Brandon Roman, Recording Secretary, Planning and Building Division
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2. Pledge of Allegiance

Chair Ghishan led the pledge of allegiance.

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

Deputy District Attorney Chaz Lehman recited the Ethics Law standards and the instructions for providing public comment via Zoom/telephone.

4. 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 November 6, 2025 Agenda

In accordance with the Open Meeting Law, Vice Chair Pierce moved to approve the agenda of November 6, 2025. Member Horishny seconded the motion, which carried unanimously.

7. Approval of the October 2, 2025 Draft Minutes

Vice Chair Pierce moved to approve the minutes of October 2, 2025, as written. Member Horishny seconded the motion, which carried unanimously.

8. Public Hearing Items

A. Amendment of Conditions Case Number WAC25-0017 (Silverado Care Facility) for Special Use Permit Case Number WSUP20-0019 [For Possible Action] – For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP20-0019 to amend Condition 1.c. to change the condition from initial building permits being issued in five years for another five years.

- Applicant: Silverado Homes Nevada, Inc.
- Property Owner: ETL Investments, LLC
- Location: 401 Neighborhood Way
- APN: 532-031-16
- Parcel Size: 11.21 acres
- Master Plan: Commercial(C)
- Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 4 – Commissioner Andriola
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3627
- E-mail: JOlander@washoecounty.gov

Planner Julee Olander conducted a PowerPoint presentation and reviewed slides with the following titles or descriptions: Request; aerial map; Background; site map; Evaluation; Correction; Noticing; Reviewing Agencies & Findings; and Possible Motion.

Member Julian wondered whether the Board should include a provision restricting construction times to between 7:00 a.m. and 7:00 p.m. as they had done in other requests. Ms. Olander replied that the Board could add that if they wished. The school property is adjacent to the subject parcel, she noted, as are a few homes to the north.

In response to additional questions, Ms. Olander confirmed the site plan was approved in 2019. The continuum of care use requires a special use permit (SUP), though the applicant did include a site plan. She acknowledged that it could be possible that the code could change in the next five years, making something in the site plan out of conformance, but

she did not expect that to occur in this case. Secretary Trevor Lloyd added that no code changes have occurred that would invalidate the initial approval.

Member Horishny pointed out that, like in a prior hearing, staff was unable to find relevant policies relating to amending the SUP. He did not feel that these circumstances were that unusual. Mr. Lloyd clarified that staff found no policies which would violate or contradict approval of the request.

Member Caldwell inquired about the length of the extension request. Mr. Lloyd responded that two-year extensions were more typical than five-year extensions. It is up to the Board to determine whether five years was acceptable or excessive for an extension. Mike Evans with Silverado Homes pointed out that a similar senior community opened nearby and is having trouble filling its occupancy. He expressed concern about saturating the market, and he felt a two-year extension would not be sufficient. These units will be for rent, not sale, but he anticipated rental rates to be comparable to those charged by Cascades of the Sierra. He spoke about some ways that another senior community, Vintage at Spanish Springs, offers reduced rates through tax credits and said he plans to be competitive.

Member Caldwell inquired about the cost to reapply for an SUP should this extension be denied. Ms. Olander stated an SUP application costs around \$2,700, but it would also take up staff time, which is why extension requests are allowed. Regarding the comparable senior living communities mentioned by Mr. Evans, Ms. Olander said both were completely built out, and it is up to the builders to decide whether to build out all at once or in phases. The extension of time will allow building permits to be obtained, so construction would need to start at some point over the five years. Once construction begins, the Building Department takes over and can grant 18-month extensions for a variety of reasons.

There was no response to the call for public comment.

Vice Chair Pierce thought five years might be pretty excessive, but since senior housing is needed, he expressed support for approval of a one-time extension. Member Julian thought rental senior housing was especially important. Member Horishny noted the applicant originally had a five-year window to build, but one five-year extension was not unreasonable. Ms. Olander suggested that the Board add a condition that it would only approve one extension. Member Caldwell expressed a preference for a shorter extension but was amenable to Ms. Olander's suggestion. Mr. Evans indicated the applicant was okay with the condition and hoped five years would be enough time.

Member Julian requested that a condition be included restricting construction times. Mr. Evans consented to the condition.

Vice Chair Pierce moved that Amendment of Conditions Case Number WAC25-0017 for Silverado Homes Nevada, Inc. be approved with the conditions included as Exhibit A to this matter, and the restriction of building times to between 7:00 a.m. and 7:00 p.m. Monday through Saturday, and the understanding that this is the only time extension that will be granted, having made all five findings in accordance with Washoe County Code Section 110.810.30, subject to the conditions contained in Exhibit A to the staff report. Member Julian seconded the motion, which carried unanimously.

B. Special Use Permit Case Number WSUP25-0017 (Concrete Office Grading)

[For Possible Action] – For hearing, discussion, and possible action to approve a special use permit for major grading for the development of a commercial office/shop building, tracked equipment yard, and underground utilities. The purpose of the grading is to create an underground storm drain system, which will route on-site drainage flows to adjacent regional drainage channels. The total excavation volume is 305 cy, total imported fill volume is 14,701 cy, and the total disturbed area is 5.02 acres.

- Applicant/Property Owner: Northern Nevada Holding Corp.
- Location: 175 Design Place
- APN: 538-141-26
- Parcel Size: 5.13 acres
- Master Plan: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs (SS)
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 4 – Commissioner Andriola
- Staff: Jolene Bertetto, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.6101
- E-mail: JBertetto@washoecounty.gov

Planner Jolene Bertetto conducted a slideshow presentation and reviewed slides with the following titles: Vicinity Map; Parcel Background; Requests; Proposed Haul Route; Findings; Reviewing Agencies; Public Notice; and Possible Motion. She mentioned that a neighborhood meeting was not required because this application deals with major grading and not establishing a commercial use. She stated the applicant's drainage plan was shared with a neighbor who requested additional information about drainage.

Member Horishny asked whether Sha Neva Road would provide ingress to and egress from the property once the project is completed. Eric Wilkinson with Odyssey Engineering replied that the only permanent access will be from Design Place; Sha Neva Road will only be used to import the fill material.

Chair Ghishan asked about the height of the fill. Mr. Wilkinson indicated that 3.5 feet of fill will be used under the building envelope, but on average the entire site will be raised between 8 and 18 inches. That is roughly in line with other buildings in the area, though this property is located in a low point of the industrial development, so a little more fill will be needed. Secretary Trevor Lloyd added that one special use permit (SUP) for grading was originally in place for the entire business park, but now that it has expired, developers are coming forward with individual SUP requests.

On the call for public comment, John Mufarreh spoke via Zoom about his adjacent property where 5,000 cubic yards of fill was used to level the low point of the parcel. He expressed concern that this applicant will not raise the edge of their property line to meet his. Mr. Lloyd

referenced a provision in code requiring a minimum two-foot setback so as not to affect the grading right at the property line.

Member Horishny moved that Special Use Permit Case Number WSUP25-0017 for Northern Nevada Holding Corp. 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. Vice Chair Pierce seconded the motion, which carried unanimously.

9. Chair and Board Items

A. Future Agenda Items

There were none.

B. Requests for Information from Staff

There were none.

10. Director's and Legal Counsel's Items

A. Report on Previous Board of Adjustment Items

Secretary Trevor Lloyd said the applicants for the Sanctuary of God special use permit have appealed the Board of Adjustment's decision, and that appeal will be heard by the Board of County Commissioners at its December 16 meeting.

B. Legal Information and Updates

Board Members welcomed Deputy District Attorney Chaz Lehman, who had no updates, to the Board.

11. Public Comment

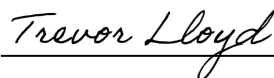
There was no response to the request for public comment.

12. Adjournment

The meeting adjourned at 2:06 p.m.

Respectfully submitted by Derek Sonderfan, Independent Contractor

Approved by Board in Session on December 4, 2025



Trevor Lloyd
Secretary of the Board of Adjustment