



NOTICE OF MEETING AND AGENDA

WASHOE COUNTY BOARD OF ADJUSTMENT

May 7, 2026

1:30 p.m.

Members

Peter K Ghishan, Chair

Rob Pierce, Vice Chair

Kathie M Julian

Patrick M Caldwell

Leo A Horishny

Washoe County Commissioner

Chambers

1001 E. 9th St., Bldg. A

Reno, NV 89523

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 link below or you can join the meeting by typing zoom.us into your computer browser, clicking "Join a Meeting" on the ZOOM website, and entering the Meeting ID below. NOTE: This option will require a computer with audio and video capabilities.

<https://us02web.zoom.us/j/87215675749>

Meeting ID: 872 1567 5749

Alternatively, you can join by telephone only by dialing +1-669-900-9128, entering the Meeting ID above.

The meeting will be televised live and replayed on Washoe Channel and YouTube at:

<https://www.washoecounty.gov/mgrsoff/divisions/Communications/WCTV/wctv-vod.php>

<https://www.youtube.com/user/WashoeCountyTV>

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 the Recording Secretary listed below by 4:00 p.m. the business day immediately preceding the meeting. Please note that USB drives or any other digital media will not be accepted due to the risk of introducing viruses or malicious code, which could potentially compromise the County's systems.

Recording Secretary: Adriana Albarran

AAlbarran@washoecounty.gov

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 to 311 via the email listed below. The County will make reasonable efforts to send all email comments received by 4:00 p.m. on [MMMM DD] (day prior), 2025, to the Committee members prior to the meeting.

washoe311@washoecounty.gov

Responses to Public Comments

The Board/Commission 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/Commission 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 this meeting has been posted at the following location: Washoe County Administration Building (1001 E. 9th Street, Bldg. A); and has been electronically posted at the following links:

https://www.washoecounty.gov/csd/planning_and_development/board_commission/

<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/Commission may be obtained on our website at the link below, or at the Planning and Building Division Office (contact information below). 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.

https://www.washoecounty.gov/csd/planning_and_development/board_commission/board_of_adjustment/

Contact: Adriana Albarran, 1001 E. Ninth Street, Building A, phone 775.328.2721 or e-mail: aalbarran@washoecounty.gov

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 [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 May 7, 2026 Agenda [For possible action]**
- 7. Approval of the April 2, 2026 Draft Minutes [For possible action]**

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

Attachments: [Draft Meeting Minutes 04-02-2026](#)

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

A. WAC26-0005 (Black Rock 360) for Special Use Permit Case Number WSUP21-0012 (Black Rock 360) [For Possible Action] -

For hearing, discussion, and possible action to approve an amendment of conditions for WAC26-0005 (Black Rock 360) for Special Use Permit Case Number WSUP21-0012 (Black Rock 360) to provide additional 4-year extension of time for the project. WSUP21-0012 allows the establishment of inoperable vehicle storage and light wholesaling/storage/distribution use types and major grading per Washoe County code. This application is submitted by applicant and property owner Burning Man Project. The subject property is located approximately 3000 ft north of downtown Gerlach (APN 071-150-01) and consists of approximately 360 acres. The proposal is being reviewed under Development Code Article 206, High Desert Area; Article 302 Allowed Uses; & Article 810, Special Use Permit, and is situated within Commission District 5 - Commissioner Herman. The site is currently governed by the Rural Master Plan land use designation and the General Rural Regulatory Zone zoning district, falling within the boundaries of the High Desert Area Plan.

Attachments: [WAC26-0005-Black Rock 360-Staff Report](#)

B. WADMIN26-0004 (Community Pancake Breakfast) [For Possible Action] -

For hearing, discussion, and possible action to approve an administrative permit for an outdoor entertainment event, specifically a pancake breakfast for ±500 attendees at the North Lake Tahoe Fire Protection Station, at 875 Tanager Street, on July 3, 2026, from 8:00 a.m. to 10:00 a.m. This application is submitted by property owner, North Lake Tahoe Fire Protection District. The subject property is located at 875 Tanager Street (APN 132-223-14) and consists of approximately 37,284 sf. Parcel Size. The proposal is being reviewed under Development Code Article 808, Administrative Permits and is situated within Commission District 1 - Commissioner Hill. The site is currently governed by the Tahoe Master Plan land use designation and the TA_IVC Regulatory Zone zoning district, falling within the boundaries of the Tahoe Area Plan.

Attachments: [WADMIN26-0004-Community Pancake Breakfast-Staff Report](#)

C. WADMIN26-0003 (League to Save Lake Tahoe Fashion Show and Luncheon) [For Possible Action] -

For hearing, discussion, and possible action to approve an administrative permit for an outdoor community event with associated conditions. The application was submitted by the League to Save Lake Tahoe for the League to Save Lake Tahoe Annual Fashion Show and Luncheon on behalf of property owner KWS Nevada Residential LLC and Lakeshore Trust, scheduled to be held on August 1, 2026, from 10 a.m. until 3 p.m. The event is proposed to consist of an invitation-only fashion show and luncheon within a temporary tent structure located on the beach adjacent to Lake Tahoe. The event organizer estimates a maximum of 475 people, which includes 50 support persons taking part in the event. The subject property is located at 1047 and 1055 Lakeshore Boulevard (APN 130-230-14, -16, & -17) and consists of approximately ±6.18 acres, ±3.58 acres and ±1 acre. The proposal is being reviewed under Development Code Article 808, Administrative Permits and is situated within Commission District 1 - Commissioner Hill. The site is currently governed by the Tahoe Master Plan land use designation and the Mill Creek Regulatory Zone zoning district, falling within the boundaries of the Tahoe Area Plan.

Attachments: [WADMIN26-0003-League to Save Lake Tahoe Fashion Show and Luncheon - Staff Report](#)

9. Chair and Board Items [Non-action item]

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

10. Director's and Legal Counsel's Items [Non-action item]

- A. Report on Previous Board of Adjustment Items
- B. Legal Information and Updates

11. Public Comment [Non-action item]

Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

12. Adjournment [Non-action item]