



NOTICE OF MEETING AND AGENDA

BOARD OF ADJUSTMENT

August 6, 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 Recording Secretary Cristy Fink (email 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.

CLFink@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 [WEEKDAY MM DD, YYYY] to the Committee members prior to the meeting.

washoe311@washoecounty.gov

Responses to Public Comments

The Board of Adjustment may deliberate or take action only if a matter has been listed on an agenda properly posted prior to the meeting. The Open Meeting Law does not expressly prohibit responses to public comments by the Board. However, responses from Board members to unlisted public comment topics could become deliberation on a matter without notice to the public. To avoid this situation and to ensure that the public has notice of all matters the Board will consider, members may choose not to respond to public comments, except to correct factual inaccuracies, ask for County staff action, or to ask that a matter be listed on a future agenda.

Forum Restrictions and Orderly Conduct of Business

The Board of Adjustment conducts the business of Washoe County and its citizens during its meetings. The presiding officer may order the removal of any person whose statement or other conduct disrupts the orderly, efficient or safe conduct of the meeting. Warnings against disruptive comments or behavior may or may not be given prior to removal. The viewpoint of a speaker will not be restricted, but reasonable restrictions may be imposed upon the time, place and manner of speech. Irrelevant and unduly repetitious statements and personal attacks which antagonize or incite others are examples of speech that may be reasonably limited.

Posting of Agenda

Pursuant to NRS 241.020(4)(b), the Agenda for 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/board_of_adjustment/
<https://notice.nv.gov>

How to Get Copies of Agenda and Support Material

Copies of this agenda and supporting materials for the items on the agenda provided to the Board of Adjustment may be obtained on 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: Cristy Fink, 1001 E. Ninth Street, Building A, phone 775.328.2721 or e-mail:

CLFink@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. **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 August 6, 2026 Agenda [For possible action]**
7. **Approval of the June 4, 2026 Draft Minutes [For possible action]**

Attachments: [2026-06-04 BOA Minutes DRAFT](#)

8. **Public Hearing Items [For possible action]**
 - A. **WSUP26-0012 (Vya North Cell Tower) [For Possible Action]**

For hearing, discussion, and possible action to approve a special use permit for the installation of a new unmanned telecommunications facility consisting of a 100-foot monopole with antennas/dishes and equipment cabinets within a fenced compound. This application is submitted by Commnet Wireless, LLC, for construction on property owned by Entrust Group, Inc. The subject property is located at 0 State Route 34 (APN 061-050-56) and consists of approximately 320 acres. The project area is 10,000 square feet. The applicant is seeking to vary noise & lighting, parking, and landscaping standards.

The proposal is being reviewed under Development Code Article 810, Special Use Permit and Article 324, Communication Facilities 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, within the boundaries of the High Desert planning area.

Attachments: [WSUP26-0012 - Vya North Cell Tower - Staff Report](#)

B. WSUP26-0011 (Fox Mountain Cell Tower) [For Possible Action]

For hearing, discussion, and possible action to approve a special use permit for a new, unmanned wireless communication facility consisting of a 100-foot monopole telecommunications tower and associated ground equipment on Fox Mountain. The subject property is federally owned and managed by the Bureau of Land Management. This application is submitted by Commnet Wireless, LLC. The subject property is located at 10140 A Fox Mountain Road (APN 066-080-33) and consists of approximately 23,229 acres. The applicant is seeking to vary noise & lighting, parking, and landscaping standards.

The proposal is being reviewed under Development Code Article 810, Special Use Permit and Article 324, Communication Facilities, 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, within the boundaries of the High Desert planning area.

Attachments: [WSUP26-0011 - Fox Mountain Cell Tower - Staff Report](#)

C. WSUP26-0009 (Rattlesnake Water Tank) [For Possible Action]

For hearing, discussion, and possible action to approve a special use permit for a utility service use type, to replace an existing 2.5-million-gallon water storage tank with two 1.25-million-gallon water storage tanks. The request also includes modifying standards of Article 410, Parking and Article 412, Landscaping in order to waive all parking and landscaping requirements. This application is submitted by the property owner, Truckee Meadows Water Authority (TMWA). The subject property is located at 6000 Alexander Lake Rd. (APN: 164-342-09) and consists of approximately ±11 acres.

The proposal is being reviewed under Development Code Article 810, Special Use Permits and is situated within Commission District 2- Commissioner Clark. The site is currently governed by the Suburban Residential (SR) Master Plan land use designation and the Public, Semi Public Facility (PSP) Regulatory Zoning district, within the boundaries of the Southeast Truckee Meadows Planning Area.

Attachments: [WSUP26-0009 - Rattlesnake Water Tank - Staff Report](#)

D. WSUP26-0007 (Diamond J) [For Possible Action]

For hearing, discussion, and possible action to approve a special use permit for grading in areas exceeding 30% slopes for the development of a single-family house. This application is submitted by Gestore LLC on behalf of Gestore LLC. The subject property is located at 2359 Diamond J Place (APN 230-031-12) and consists of approximately 4.3 acres.

The proposal is being reviewed under Development Code Article 810, Special Use Permits and is situated within Commission District 2- Commissioner Clark. The site is currently governed by the Rural Master Plan land use designation and the General Rural Regulatory Zone zoning district, within the boundaries of the Southwest Truckee Meadows Planning Area.

Attachments: [WSUP26-0007 - Diamond J - Staff Report](#)

E. WAC26-0006 (Misty Blu) for WSUP24-0009 [For Possible Action]

For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit (WSUP24-0009) for a commercial stable to vary the requirement that the commercial use operate out of a commercial structure, to eliminate the requirement of a permanent bathroom and commercial septic system and to allow for a 3-year period for completion of the special use permit conditions until October 3, 2029.

This application is submitted by the property owners Jerry L & April D Scollard. The subject property is located on a 1.048-acre parcel located at 11065 Chestnut Street (APN 080-262-07) and a 2.097-acre at 11125 Chestnut Street (APN 080-262-11). The proposal is being reviewed under Development Code Article 810, Special Use Permits and is situated within Commission District 5 - Commissioner Hill. The site is currently governed by the Suburban Residential Master Plan land use designation and the Low Density Suburban Regulatory Zone zoning district, falling within the boundaries of the North Valleys Area Plan.

Attachments: [WAC26-0006 - Misty Blu - Staff Report](#)

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

- A. Nomination and approval of Washoe County Board of Adjustment Chair and Vice Chair from among Board of Adjustment's membership to serve a term of one year or until a successor is approved. [For possible action]
- B. Future Agenda Items
- C. 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]