



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: June 23, 2026

DATE: April 13, 2025

TO: Board of County Commissioners

FROM: Trevor Lloyd, Planning Manager, Planning and Building, Community Services Department, 775-328-3617, tlloyd@washoecounty.gov

THROUGH: Kelly Mullin, AICP, Division Director, Planning and Building, Community Services Department, 775-328-3619, kmullin@washoecounty.gov

SUBJECT: Recommendation to approve the reappointment of Kathie Julian to the Washoe County Board of Adjustment to represent Commission District 1 (generally includes Incline Village and Crystal Bay, most of the Forest area along the west side of Mt. Rose Highway and portions of the Southwest Truckee Meadows area), to fill a term beginning on July 1, 2026, and ending on June 30, 2030, or until such time as Ms. Julian no longer serves on the Board of Adjustment or a successor is appointed, whichever occurs first. Community Services. (Commission District 1)
FOR POSSIBLE ACTION

SUMMARY

Kathie Julian's term on the Washoe County Board of Adjustment will expire on June 30, 2026. County Commissioner Hill recommends Ms. Julian be considered for reappointment to the Board of Adjustment. If reappointed, the term will begin on July 1, 2026, and end on June 30, 2030, or until such time as Ms. Julian no longer serves on the Board of Adjustment or a successor is appointed, whichever occurs first.

Washoe County Strategic Objective supported by this item: Meeting the Needs of a Growing Community.

PREVIOUS ACTION

On June 21, 2022, the Board of County Commissioners (Board) appointed Kathie Julian to the Washoe County Board of Adjustment for a full term beginning July 1, 2022, and ending on June 30, 2026.

BACKGROUND

The Board of County Commissioners established the Board of Adjustment, in accordance with NRS Chapter 278.270, to hear and decide appeals concerning zoning regulations and matters related to the soundness of structures. The Board of Adjustment also hears and decides cases involving administrative permits, special use permits and variances. Terms

AGENDA ITEM # _____

of appointment are four years, or until a successor takes office, and the appointees must be residents of the unincorporated area of Washoe County and registered voters at the time of their appointment and throughout their term of office. The Board appoints five members to the Board of Adjustment, each representing one of the County Commission Districts.

Based on direction previously provided by the Board, the Commissioner whose district is represented by the Board of Adjustment vacancy (Commission District 1 in this case) recommends the appointment. Commissioner Hill recommends that Kathie Julian be reappointed to a full term to the Board of Adjustment commencing on July 1, 2026, through June 30, 2030, or until such time as Ms. Julian no longer serves on the Board of Adjustment or a successor is appointed, whichever occurs first. Ms. Julian's application is included as Attachment A to this staff report. Ms. Julian is an unincorporated County resident of Commission District 1 and was first appointed to represent Commission District 1 on June 21, 2022.

FISCAL IMPACT

As authorized by NRS 278.280(2)(a) and Washoe County Code Section 110.912.10(i), Board of Adjustment members receive an \$80 per meeting stipend. The Board of Adjustment meets every month, which equates to an annual per member stipend of \$960. Funds to compensate all Board of Adjustment members for scheduled meetings are being recommended as part of the FY27 Budget in CSD Planning & Development Admin (105400), Volunteer Stipend (710111).

RECOMMENDATION

It is recommended that the Board approve the reappointment of Kathie Julian to the Washoe County Board of Adjustment to represent Commission District 1 (generally includes Incline Village and Crystal Bay, most of the Forest area along the west side of Mt. Rose Highway and portions of the Southwest Truckee Meadows area), to fill a term beginning on July 1, 2026, and ending on June 30, 2030, or until such time as Ms. Julian no longer serves on the Board of Adjustment or a successor is appointed, whichever occurs first.

POSSIBLE MOTION

Should the Board agree with the reappointment of Ms. Julian a possible motion would be:

“Move to approve the reappointment of Kathie Julian to the Washoe County Board of Adjustment to represent Commission District 1 (generally includes Incline Village and Crystal Bay, most of the Forest area along the west side of Mt. Rose Highway and portions of the Southwest Truckee Meadows area), to fill a term beginning on July 1, 2026, and ending on June 30, 2030, or until such time as Ms. Julian no longer serves on the Board of Adjustment or a successor is appointed, whichever occurs first.”

Attachments:

Attachment A – Kathie Julian Board of Adjustment Application