



WASHOE COUNTY BOARD OF ADJUSTMENT DRAFT Meeting Minutes

Board of Adjustment Members

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

Thursday, May 7, 2026
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
Patrick Caldwell
Kathie Julian (via Zoom)
Leo A. Horishny

Members Absent: None

Staff Present: Julee Olander, Planner, Planning and Building Division
Elizabeth Hickman, Deputy District Attorney, District Attorney's Office
Adriana Albarran, Recording Secretary, Planning and Building Division
Brandon Roman, Recording Secretary, Planning and Building Division

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 Elizabeth Hickman 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 May 7, 2026, Agenda

In accordance with the Open Meeting Law, Vice Chair Pierce moved to approve the agenda of May 7, 2026, as written. Member Horishny seconded the motion, which carried unanimously.

7. Approval of the April 2, 2026, Draft Minutes

Vice Chair Pierce moved to approve the minutes of April 2, 2026, as written. Member Horishny seconded the motion, which carried unanimously.

8. Public Hearing Items

A. WAC26-0005 (Black Rock 360) for Special Use Permit Case Number WSUP21-0012 (Black Rock 360) – 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.

Planner Julee Olander conducted a PowerPoint presentation and reviewed slides with the following titles or descriptions: map; Background; Evaluation of Amendment of Conditions (2 slides); Noticing; Reviewing Agencies & Findings; Additional Condition; and Possible Motion for Amendment of Conditions. She noted the extra water condition was not included in the Board's agenda packet for this item.

In response to Board member questions, Ms. Olander confirmed the requested extension would be for four years, and it would allow the applicant time to work on what is required of them by the Nevada Division of Environmental Protection and the Health Department. She indicated that the subject property was on the Burning Man property north of Gerlach, not on the property which hosts the event, which is in Pershing County.

Derek Wilson, speaking on behalf of Burning Man, talked about his history helping the organization manage their property needs. This property is a support piece for their activities, he noted, and much work has been done to complete the special use permit process: grading and roadwork were done, and some buildings were delivered and waiting to be hooked up to utilities. He stated two reasons for the delays are the unique nature of the infrastructure involved and some geothermal concerns. He said they

were following the correct procedure in asking for an extension rather than continually filing for building and grading permits.

Burning Man Project Permitting Specialist Pete Dronkers conducted a slideshow presentation and reviewed slides with the following titles or descriptions: map; Completed Work; Completed; and Project Delay Causes. He noted there were no environmental protection issues associated with this area.

Board Member Caldwell inquired about water rights. Mr. Dronkers indicated the water rights would be sufficient for the total planned use. Part of the reason for the delay was due to legal challenges between the prior owner, Ormat Technologies, and the applicant related to diverting water into the well. He confirmed there is no legal hurdle at this point since the applicant has acquired Ormat's federal geothermal leases. He believed they held many thousands in acre feet of water rights, and that would be sufficient. He said the State Engineer will need to approve the water rights diversion into the well, and the new condition of approval will require proof of that.

Member Horishny asked about pads on a previous schematic that were shown on the opposite side of State Route 34. Mr. Dronkers indicated that Dooby Lane was to south of those pads, and it operated on a right-of-way entirely on Bureau of Land Management land. There will be no adverse impacts to Dooby Lane from this project. The uppermost pad is home to the water well, and the pad to the south will be a truck turnaround location. He stated that a well housing building will go on the northern pad, and the applicant has done significant erosion and weed control on the slopes to allow for native vegetation.

Chair Ghishan wondered why the request was for a four-year extension and whether there were other ancillary approvals that might expire in the interim. Mr. Dronkers responded that no building permits are set to expire. They have not pulled permits on the modular outbuildings yet as they are currently being designed and/or procured. He did not expect the process to take four years, but they felt a four-year extension was the right request in the event of unknown cost underruns. Mr. Wilson added that there is still some uncertainty, hence the long request. Member Horishny recognized that the sewage treatment plant was only approved last November.

Mr. Wilson thought the expenses incurred by Burning Man in getting these unique wastewater and freshwater systems approved could potentially benefit other areas in Nevada. Mr. Dronkers added that the dry-vac system does not produce pathogen-laced wastewater but rather converts it to high-quality water. The ending distilled water will either be discharged into the ground or used for irrigation. He noted this technology has already been deployed in California.

There was no response to the call for public comment.

Vice Chair Pierce lauded the applicant for their use of innovative technology. Member Julian stated she was comfortable with this, especially with the extra water rights condition. Chair Ghishan agreed that he could make the findings.

Vice Chair Pierce moved that Amendment of Conditions Case Number WAC26-0005 for Burning Man Project be approved with the conditions included as Exhibit A, 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 Horishny seconded the motion, which carried unanimously.

- B. WADMIN26-0004 (Community Pancake Breakfast)** – 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.

Planner Julee Olander conducted a PowerPoint presentation and reviewed slides with the following titles or descriptions: request; Site Plan; Noticing; and Reviewing Agencies & Findings/Motion. She indicated that the fire department might be receptive to suggestions for other offerings at the event.

Member Julian believed this to be an excellent event, and she never heard any complaints about parking. Andreina Quiroz, Public Information Officer for the North Lake Tahoe Fire Protection District, thanked the Board for reviewing this event and said she would note the suggestion to add ham to the menu.

There was no response to the call for public comment.

Member Caldwell moved that Administrative Permit Case Number WADMIN26-0004 for North Lake Tahoe Fire Protection be approved 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. Vice Chair Pierce seconded the motion, which carried unanimously.

- C. WADMIN26-0003 (League to Save Lake Tahoe Fashion Show and Luncheon)** – 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.

Planner Julee Olander conducted a PowerPoint presentation and reviewed slides with the following titles or descriptions: request; Location; Site Plan; Reviewing Agencies; Findings; and Possible Motion.

There was no response to the call for public comment.

Member Caldwell moved that Administrative Permit Case Number WADMIN26-0003 for League to Save Lake Tahoe be approved with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.26. 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 noted the Board of County Commissioners affirmed the Board of Adjustment's approval of the Coulter wall height variance at its April 28 meeting. He recognized the work of Recording Secretary Adriana Albarran as it was her last meeting with the Board of Adjustment.

B. Legal Information and Updates

There were none.

11. Public Comment

There was no response to the request for public comment.

12. Adjournment

The meeting adjourned at 2:12 p.m.

Respectfully submitted by Derek Sonderfan, Independent Contractor

Approved by Board in Session on June 4, 2026

Trevor Lloyd
Secretary of the Board of Adjustment