



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, April 2, 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
Kathie Julian
Patrick Caldwell
Leo A. Horishny

Members Absent: None

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

2. Pledge of Allegiance

Chair Ghishan led the Pledge of Allegiance.

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

Secretary Trevor Lloyd 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 April 2, 2026 Agenda

In accordance with the Open Meeting Law, Vice Chair Pierce moved to approve the agenda of April 2, 2026. Member Julian seconded the motion, which carried unanimously.

7. Approval of the March 5, 2026 Draft Minutes

Vice Chair Pierce moved to approve the minutes of March 5, 2026, as written. Member Caldwell seconded the motion, which carried unanimously.

8. Public Hearing Items

A. Special Use Permit Case Number WSUP26-0003 (Crossbow Ct Daycare) [For possible action] – For hearing, discussion, and possible action to approve a special use permit for a 7,219 square foot child daycare and a 4,800 square foot neighborhood center on two parcels totaling ±1.82 acres in the low density suburban (LDS) regulatory zone.

- Applicant: Russell Montessori LLC
- Property Owner: Hutter Family Trust
- Location: 2500 and 2540 Crossbow Court
- APN: 152-921-01; 152-921-02
- Parcel Size: 0.774 acres; 1.073 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 - Commissioner Name
- Staff: Chris Bronczyk, Senior Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.3612
- Email: cbronczyk@washoecounty.gov

Senior Planner Chris Bronczyk conducted a PowerPoint presentation and reviewed slides with the following titles: Request; Vicinity Map; Site Plan; Evaluation; Noticing; Reviewing Agencies & Findings; and Motion. He indicated this was the fourth special use permit (SUP) associated with this parcel, with the first three happening in 2014, 2018, and 2020.

Responding to Board member questions, Mr. Bronczyk stated the height of the proposed building would be 21 feet, 7 inches, and there is a provision in code that limits the heights of buildings in these areas to 35 feet. Secretary Trevor Lloyd was unsure of the heights of the surrounding buildings, though Sage Ridge School has a gymnasium which is fairly tall. Regarding the previous SUPs, Mr. Bronczyk indicated that the 2014 SUP expired, the 2018 one was withdrawn because the expected tenants at the time were more appropriate for neighborhood commercial or general commercial zoning, not low-density suburban. The issues with the 2020 SUP were related to the pandemic.

Sean Tubman with Tectonics Design Group conducted a slideshow presentation and reviewed slides with the following titles: A Thoughtful Use for a Unique Site; What Could Be Built Here...; What We Are Proposing; Phase 1 & Phase 2; Compatibility – Designed to Fit the Neighborhood; Site Functionality; Crossbow Daycare; Traffic and Safety (2 slides); and Community Benefit.

Dr. Alexandra Magliarditi provided her educational and professional background, adding that she hoped to be able to continue her work with the approval of this daycare.

Chair Ghishan inquired about the traffic study. Mr. Tubman confirmed the ingress/egress point for the daycare would be across from that of the middle school. Traffic Engineer David Giacomini replied that staff's primary concern was with pedestrian traffic. This resulted in the request for a rectangular rapid flashing beacon, which the applicant has already agreed to. He noted the two ingress/egress intersections were aligned with the driveways across the street, ensuring there would be no conflicting movements. Member Julian asked whether the results of the traffic study were made available to the public, to which Mr. Tubman replied they were made available prior to the neighborhood meeting.

There was no response to the call for public comment.

Chair Ghishan indicated he could make all the required findings and would support approval of the SUP.

Vice Chair Pierce moved that Special Use Permit Case Number WSUP26-0003 for Russell Montessori LLC 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. Member Julian seconded the motion, which carried unanimously.

B. Amendment of Conditions Case Number WAC26-0002 (T-Mobile – Hidden Valley Golf Club) for WSUP17-0025 [For Possible Action] - For hearing, discussion, and possible action to approve an amendment of conditions for Special Use Permit Case Number WSUP17-0025 (now known as T-Mobile- Hidden Valley Golf Club) to amend and allow a 17' extension to the existing tower with six antennas and related equipment. The site will also be updated with two equipment cabinets and associated utilities on the ground within the physical dimensions of the existing facility and easements.

- Applicant: T-Mobile
- Property Owner: Hidden Valley Country Club
- Location: 3575 E. Hidden Valley Dr.
- APN: 051-400-30
- Parcel Size: 202.92 acres
- Master Plan: Suburban Rural (SR)
- Regulatory Zone: Parks and Recreation (PR)
- Area Plan: Southeast Truckee Meadows
- Development Code: Authorized in Article 324 Communication Facilities; and Article 810, Special Use Permits
- Commission District: 4 – Commissioner Andriola
- Staff: Julee Olander, Planner

Washoe County Community Services Department
Planning and Building

- Phone: 328.3627
- Email: Jolander@washoecounty.gov

Planner Julee Olander conducted a PowerPoint presentation and reviewed slides with the following titles: Request; Tower Location; Background; Tower Plans; Evaluation (2 slides); Noticing; Reviewing Agencies & Findings; and Possible Motion.

Pointing out that the additional height for the tower was to provide additional coverage, Member Horishny wondered how future coverage needs would be addressed since the requested height would put the tower near its maximum allowable height. Phillip Thomas, representing the applicant, noted that T-Mobile is adding equipment to the site because they do not have currently have a presence in the area. If the height were not increased, he said, the tower would be shorter than the existing carrier, causing coverage issues, and emission standards would not be met.

There was no response to the call for public comment.

Recording Secretary Adriana Albarran announced that Deputy District Attorney Chaz Lehman arrived via Zoom.

Vice Chair Pierce moved that Amendment of Conditions Case Number WAC26-0002 for T-Mobile 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, and all three findings in accordance with Section 110.324.75, subject to the conditions contained in Exhibit A to the staff report. Member Julian seconded the motion, which carried unanimously.

C. Administrative Case Number WADMIN26-0002 (Gamblers Run Music Festival)

[For Possible Action] – For hearing, discussion, and possible action to approve an administrative permit for an outdoor community event business license for the Gamblers Run Music Festival. The event will be held at the Crystal Bay Casino. Approximately 950 people will be in attendance on any one day of the event. The proposed dates of the festival are July 23-25, 2026.

- Applicant: Crystal Bay Casino
- Property Owner: Miracle Investments LLC
- Location: 14 State Route 28
- APN: 123-042-15
- Parcel Size: 2.923 acres
- Master Plan: Tahoe – Crystal Bay Tourist
- Regulatory Zone: Tahoe – Crystal Bay Tourist
- Area Plan: Tahoe
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 1 - Commissioner Name
- Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building

- Phone: 775.328.3627
- Email: Jolander@washoecounty.gov

Planner Julee Olander conducted a PowerPoint presentation and reviewed slides with the following titles: Request; Background; Event Details; Gamblers Run Music Festival – Festival Layout; Project Evaluation (2 slides); Site Clean-up; Noticing; Reviewing Agencies/Findings; and Possible Motion. She pointed out a correction to the presentation that the agencies’ comments were included as Exhibit B of the staff report, not Exhibit A; the conditions of approval were included as Exhibit A.

Eric Roe, General Manager of Crystal Bay Casino, remarked that this would be the casino’s fourth festival, though the venue produces 80 music events each year. Most of the conditions have already been met, he stated.

On the call for public comment, Mr. Andy Chapman, president of Travel North Tahoe Nevada, expressed his support for the festival via Zoom. He opined the festival was improving each year by focusing on initiatives around zero single-use plastics and two-stream trash receptacles, resulting in a reduction of 7,500 cups and 2,200 water bottles. He described the event as a key driver for the summer tourism economy, supporting both the business and residential communities. He urged the Board to approve the permit.

Member Julian moved that Administrative Case Number WADMIN26-0002 for Crystal Bay Casino 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. Member Caldwell 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 no requests.

10. Director’s and Legal Counsel’s Items

A. Report on Previous Board of Adjustment Items

There were none.

B. Legal Information and Updates

Deputy District Attorney Chaz Lehman stated a petition for judicial review was filed on the code enforcement appeal heard at the Board’s last meeting, which staff will handle.

11. Public Comment

There was no response to the request for public comment.

12. Adjournment

The meeting adjourned at 2:09 p.m.

Respectfully submitted by Derek Sonderfan, Independent Contractor

Approved by Board in Session on May 7, 2026

Trevor Lloyd
Secretary of the Board of Adjustment