

**CITY OF FALLON**  
**BOARD OF ADJUSTMENT MINUTES**  
**55 West Williams Ave**  
**Fallon, Nevada**  
**March 23, 2026**

The City Board of Adjustment met on the above date in the Council Chambers, City Hall, 55 West Williams Avenue, Fallon, Nevada.

**Present:**

Chairwoman Kim Barrenchea  
Board Member Charlie Arciniega  
Board Member Chris Webb  
Board Member Sheila Scholz  
Board Member Toby Thomas  
City Engineer Derek Zimney  
Deputy City Attorney Sean Rowe

The meeting was called to order by Chairwoman Kim Barrenchea at 6:00 p.m.

Chairwoman Kim Barrenchea inquired if the agenda had been posted in compliance with NRS requirements.

City Engineer Derek Zimney advised that the agenda was posted in compliance with the NRS requirements.

**Public Comments**

Chairwoman Kim Barrenchea inquired if there were any public comments. She noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

No comments were made.

**Consideration and possible approval of Board of Adjustment meeting minutes for July 21, 2025. (For possible action)**

Board Member Charlie Arciniega motioned to approve the Board of Adjustment meeting minutes for June 26, 2025, without any corrections or additions; seconded by Board Member Chris Webb and the motion carried with a 5-0 vote by the Board.

**Consideration and possible approval of an application by Jerry and Diane Shepard, 506 Keddie Street (APN #001-029-13), for a variance, in an R-1 zoning district, to (1) encroach sixteen feet into the twenty foot rear setback and fourteen feet into a fifteen foot side setback of corner lot for the construction of a carport and (2) for the construction of a six foot fence and a fifteen foot tall carport within the twenty foot clear vision zone of the alley. (For possible Action)**

Board Member Kim Barrencea stated that you will be called on to explain the purpose of your request at this variance meeting. The Board will then ask you any questions they may have. Comments will be called on by the public, and after comments are heard the meeting will be closed to further input. The Board will then have a discussion on the matter. The Board has 30 days to make the decision and 10 days to appeal, if desired by the applicant. In total, once the decision has been reached, and the appeal period has expired, the applicant has 180 days on which to enact on the variance. Is there anything you don't understand?

No comments were noted.

City Engineer Derek Zimney stated that Jerry and Diane Shepard, 506 Keddie Street, have filed for a variance in an R-1 zoning district, to (1) encroach sixteen feet into the twenty foot rear setback and fourteen feet into a fifteen foot side setback of corner lot for the construction of a carport and (2) for the construction of a six foot fence and a fifteen foot tall carport within the twenty foot clear vision zone of the alley. The Shepards are proposing a carport to cover their Recreational Vehicle. The building plans have been reviewed by the City of Fallon Building Department and are attached. Jerry and Diane are here if you have any questions.

Jerry Shepard greeted the Board. I am just wanting to build an RV cover. I have a 39-foot motor home and shade is better than sitting in the sun. Also, build a 6-foot fence to keep people away since it will be fairly close to the sidewalk. The 6-foot fence would be 6 feet from the sidewalk, and I can make a corner so you can see it coming out of the alley. Give a little more of a clear view.

Board Member Charlie Arciniega I have a question for Derek. I know that there were mailings sent. Has there been any feedback on this request?

City Engineer Derek Zimney stated that their neighbors, directly to the north, across the alley, Randy and Nancy Johnson, came to my office this morning. They had some questions. I showed them our variance packet of where it would sit. Ultimately, they are not opposed and are generally supportive of them being allowed to build it. That is the only comment that I received.

Board Member Toby Thomas stated that he had a question for Mr. Shepard. Looking at Item 5, just to make sure I have an understanding. You said your fence is 3-foot off the sidewalk and there is a 5-foot offset. Is that 2 feet more from the edge of your carport? Is that correct?

Mr. Shepard stated that was correct.

Board Member Sheila Scholz made comments regarding seeing them walking in the mornings.

Board Member Chris Webb stated that she had a comment. In my tenure on this board, we have had 2 other times where people have requested that we allow them to encroach on established site lines. In both of those cases, we denied the variance because we didn't want to set a precedent for adequate site lines and safety. One was the Episcopal Church the other was recently on Manchester Circle. So, I have huge hesitations and concerns. These are very lovely people, and they are keeping their place very lovely. My concern, no matter how often that alley is used, there is an alley there, it is for use. I am hesitant to grant this just based on safety, and we are setting a precedent for future people coming to us, wanting us to encroach on site lines. So, from a safety perspective, at this point in time, I would not feel comfortable granting the variance. For that reason, and for the other people that have come to us, and we have denied, in the past.

Mr. Shepard stated that he had another drawing. It shows that if you were 8-feet off the back fence, and 8-feet back from the sidewalk, that you would be able to see almost all the way

to the corner, and definitely see the other corner.

Board Member Chris Webb inquired about the established footage for site line.

City Engineer Derek stated the site line is 20-feet clear. It goes from a 6-foot fence down to a 3-foot fence, over 20-feet, you are allowed to triangle straight down. That is the clear vision zone. This one is difficult to read and understand, with a 15-foot carport, and a 6-foot fence. This is why I broke them into two variances. I tried to color the areas, so everyone could see where this would be. I took Jerry's drawings, made copies, and colored them so everyone can try to visualize them. Hopefully, when you drove through the alley, you could see that.

Board Member Chris Webb stated that if this variance is granted, we would be infringing on the established vision zone, and we would be setting a potential future precedent.

Board Member Sheila Scholz stated that she does live in this area. You guys are great. The problem is if you let one person do something that seems reasonable, which in my opinion seems reasonable, but because of the layout, and all of that, it is kind of hard to put it all together. So, I guess my fear is not anything that you would do, but for anything that comes down the line. Keddie Street is a busy street, as you know, we had big fights about it a couple of years ago. It was a mess. Someone wanted to conduct work through their house, but the issue was the school kids that always come down Keddie, you know with their parents, and their cars. It isn't a problem anymore, but back then, that is what we had to rely on. So, I am really struggling with this. I understand you. We were RV'ers, my husband and I, and family, for a long time. So, we really understand. At the same time, if we let you do this, how do we say no to the next person who might not being as conscientious as you?

Mr. Shepard made comments from the audience that were inaudible.

Board Member Sheila Scholz inquired on the cross-street Mr. Shepard referred to.

Mr. Shepard stated he was unsure of the cross-street name.

Board Member Toby Thomas stated that he is unsure of the clear vision of the requirements. Just as a suggestion, and to get your thoughts to see if this would work, to qualify. If the fence was moved back to where the carport would be, would that give them enough visibility not to be in violation?

City Engineer Derek Zimney stated that even if the fence was moved back, it would still be in the clear vision zone. On top of that, a 15-foot carport would be within the clear vision triangle.

Board Member Charlie Arciniega stated that he understands that there have been decisions made, in the past, regarding these types of situations. I feel like we are sitting in judgement on this particular one now. So, I don't think that we can say there will be things that come up in the future, or if there is what the site lines would be, or the standards of that application. I think we need to judge this one clearly on its merit. It seems to me that the Shepards have made a reasonable request. I feel, as I understand it, and maybe you could clarify it for me, we are looking for a variance for the zoning on the setbacks, and the site lines are just part of the application. Is it a separate decision or is it one variance?

City Engineer Derek Zimney stated that it would technically be 2 variances. One for the site of their setbacks, and one for the encroachment in the clear vision zone.

Deputy City Attorney Sean Rowe wanted to make a statement for the Board's awareness. Fallon Municipal Code, Chapter 21.63.030, goes through the considerations this body should be thinking about when presented with a request for a variance. I will briefly paraphrase this. There is a special circumstance, or condition, that applies to a particular property, under consideration, which makes compliance with provisions of this title difficult, and cause a hardship to or abridgement of the property rights of that owner. That such

circumstances do not apply generally to other properties in the same land use district. That the granting of a variance is necessary to do substantial justice to the applicant, or owner of the property. That the granting of the variance will not result in material damage or prejudice to other properties in the vicinity, or be detrimental to the public health, general welfare, and safety.

Mr. Shepard made comments from that were inaudible regarding additional drawings and the alley.

Board Member Kim Barrencea asked to see the drawing.

Board Member Chris Webb stated that she appreciates bringing up the purpose of the Board. It is for hardship, safety, and different types of circumstances. That neighborhood, I used to live in on Dani Street, 20 years ago. In that neighborhood, I have seen people park a trailer in their front yard, and some other oddities. Generally, people who live in that area, if they have a huge motorhome or a big trailer, end up having to store it somewhere, or they move to the County, where there is a big piece of property, for those types of things. Typically, the people that live in those neighborhoods have vehicles that can be accommodated by the existing setbacks, the existing driveways, the existing sidewalks, and other things existing there.

Board Member Toby Thomas inquired about Mr. Shepard's drawing. The mark you have here, Mr. Shepard, the line of site, that would be if you were sitting in the vehicle looking to the right?

Mr. Shepard stated he was correct.

Board Member Sheila Scholz stated that she doesn't know if anyone else has tried to do a similar transaction to this. As I said, Keddie can be a busy street. If we allow one, again, if we are allowing someone new to do this, in my opinion, it makes me wonder how we can really do this. It is hard to do this. It is struggling to do this. We see these people almost every day, it looks like it is fine, and here comes somebody else, perhaps. Now, this happened about 2 years ago, maybe 2-3 years ago, when we had a big fight about Keddie Street, about the noise on it, and the children coming back from when the new High School was there. That can be very congested in that area. So, this kind of concerns me.

Board Member Charlie Arciniega stated that he has been on Keddie Street and understands that it is a busy street. Where we are looking is basically regarding Dove Street, which is not as busy. It's not nearly as busy. I don't even know if Dove Street has any actual addresses on it. It is a short, little street. If someone is coming out of the alley, and looks to the right, around this RV, around the fence, they are still not on Dove Street. Which, again, is not a busy street. Of course, people going to Dani Street, and coming from that way, use it, but it is not nearly the traffic zone like on Keddie. I think that is something that the Shepards have made clear that it is really not going to affect the traffic flow while entering that street.

Board Member Toby Thomas agreed with Board Member Charlie Arciniega. The setback on the home, on the northside of them, is set way back. So, the person in the alleyway, looking to the north, has perfect visibility. There is no block at all. Being in the position, coming out of the alleyway, and having the site visibility, being that the ongoing traffic is on the far side of the road, I am not seeing a safety issue with this, personally.

Board Member Chris Webb stated that she doesn't believe it esthetically fits into the neighborhood. I think a big 15-foot-tall carport structure, on that side yard, my personal opinion, is that it is not pleasing to the eye, and that it doesn't fit in esthetically with the rest of the neighborhood.

Board Member Sheila Scholz seconded Board Member Chris Webb's comment.

No further comments were made.

Board Member Charlie Arciniega motioned to approve the application by Jerry and

Diane Shepard, 506 Keddie Street (APN #001-029-13), for a variance, in an R-1 zoning district, to (1) encroach sixteen feet into the twenty foot rear setback and fourteen feet into a fifteen foot side setback of corner lot for the construction of a carport and (2) for the construction of a six foot fence and a fifteen foot tall carport within the twenty foot clear vision zone of the alley; seconded by Board Member Toby Thomas and the motion carried with a 3-2 vote with Board Member Chris Webb and Board Member Sheila Scholz voting nay.

### **Public Comments**

Chairwoman Kim Barrencea inquired if there were any public comments.  
No further comments were made.

### **Adjournment**

There being no further business to come before the Board of Adjustment,  
Chairwoman Kim Barrencea adjourned the meeting at 6:22 p.m.

\_\_\_\_\_  
Chairwoman Kim Barrencea

Attest:\_\_\_\_\_  
Derek Zimney, City Engineer