



APPEAL OF DENIAL OF AMENDMENT OF CONDITIONS CASE No. WAC21-0005

**(Truckee Meadows Water Authority)
Special Use Permit Case No. SW07-017 &
Variance Case No. VA07-021**

Washoe County Commission

December 14, 2021

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Request

Appeal of the denial, by the Washoe County Planning Commission of Amendment of Conditions Case Number WAC21-0005 (Truckee Meadows Water Authority) which sought amend condition number 2 of Special Use Permit Case No. SW07-017 and condition number 1 of Variance Case No. VA07-021 in order to extend the expiration dates of these approvals from December 4, 2021 to December 4, 2023.



Previous Approvals

The approved special use permit allowed the construction of a booster pumping facility to convey potable water through the Mogul area, as authorized by Table 110.302.05.2. and for grading of 540 cubic yards of excavation and 400 cubic yards of exported material.

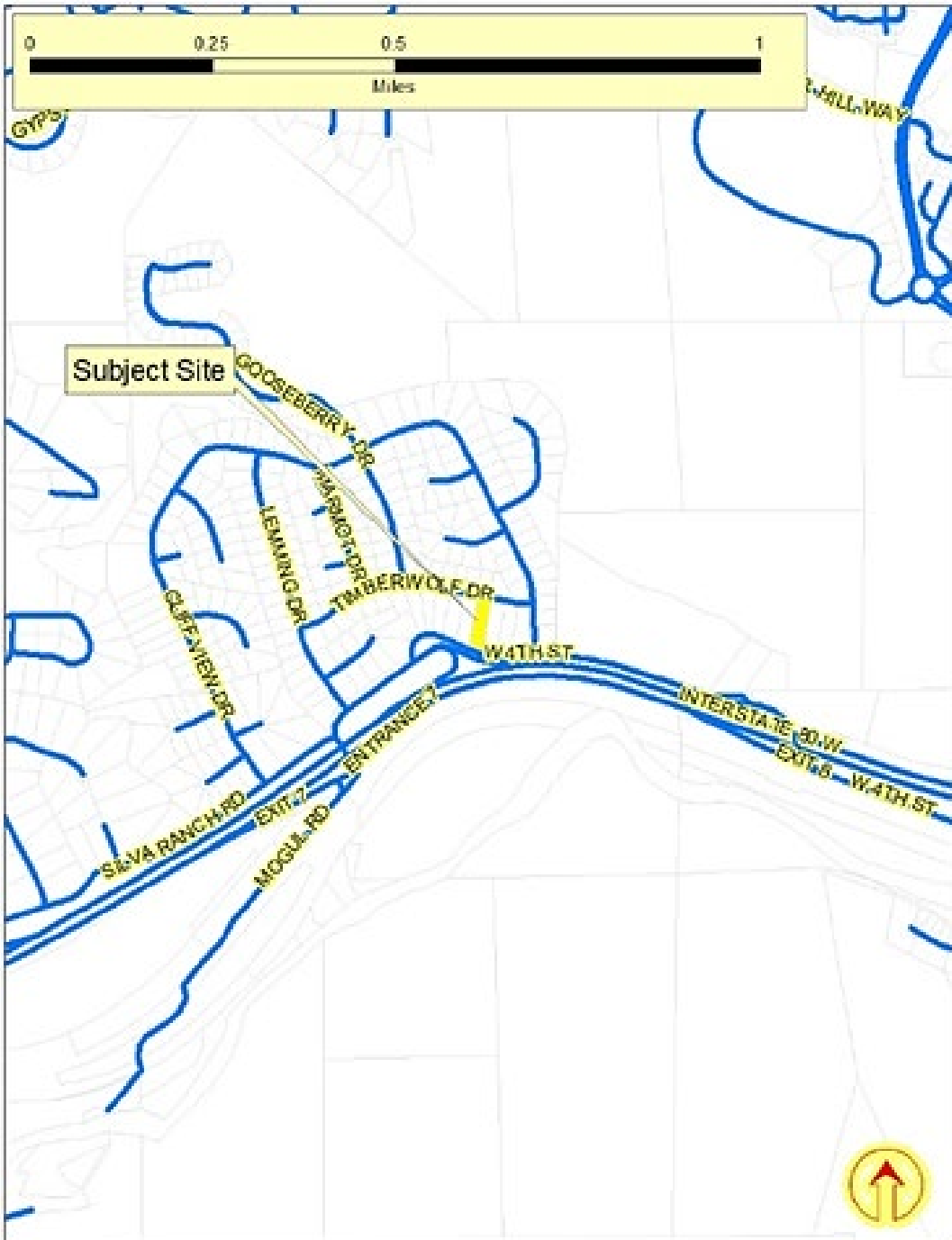
The approved variance allowed for varied grading standards as otherwise required by Code in 2007, including:

- Allowing for 2:1 slopes instead of 3:1 slopes
- Allowing fills higher than 48 inches within fifty (50) feet of a shared property line
- Allowing a retaining wall of up to 8 feet in height within the front yard setback area

Vicinity Map

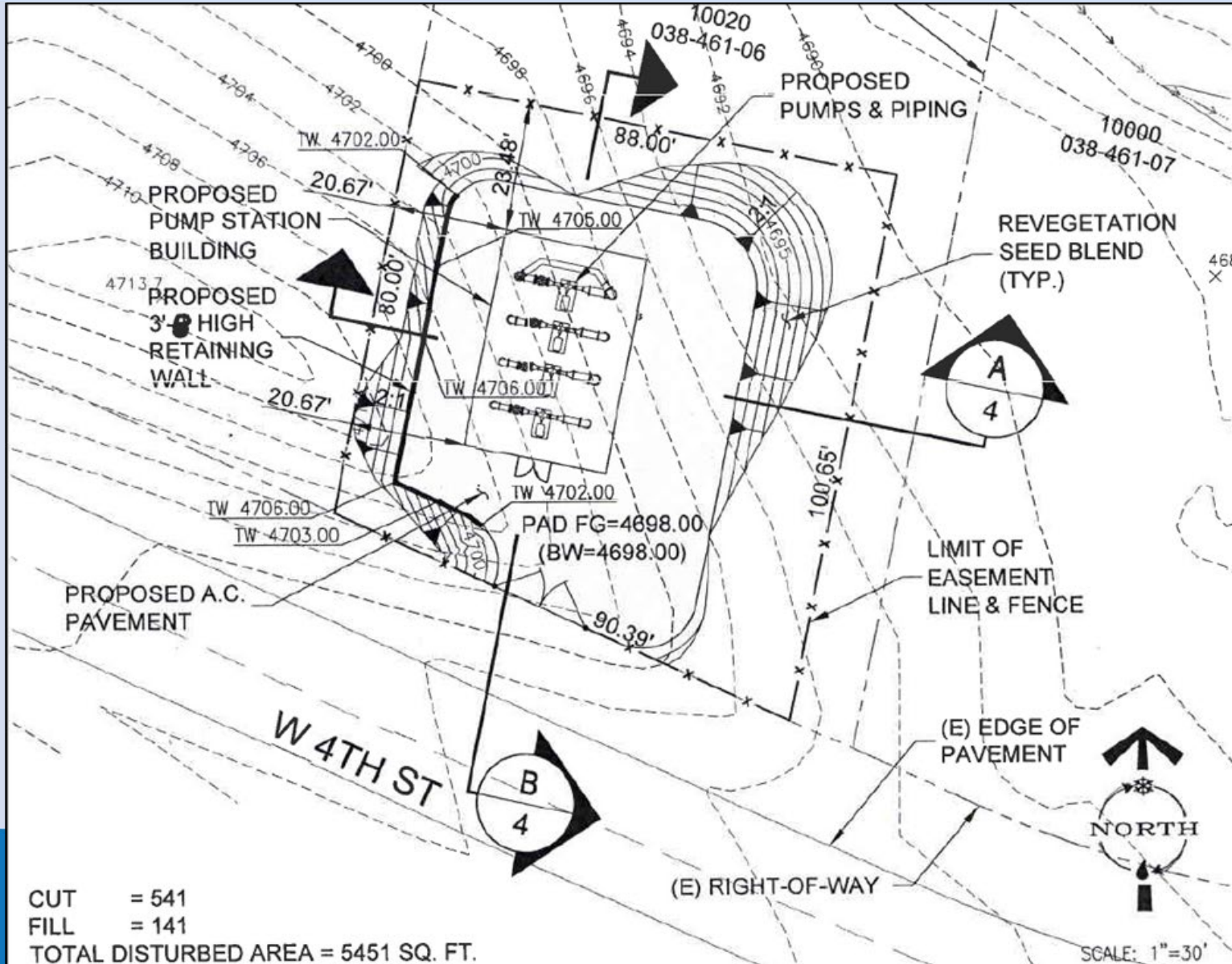
APN: 038-461-06

10040 Timberwolf Dr





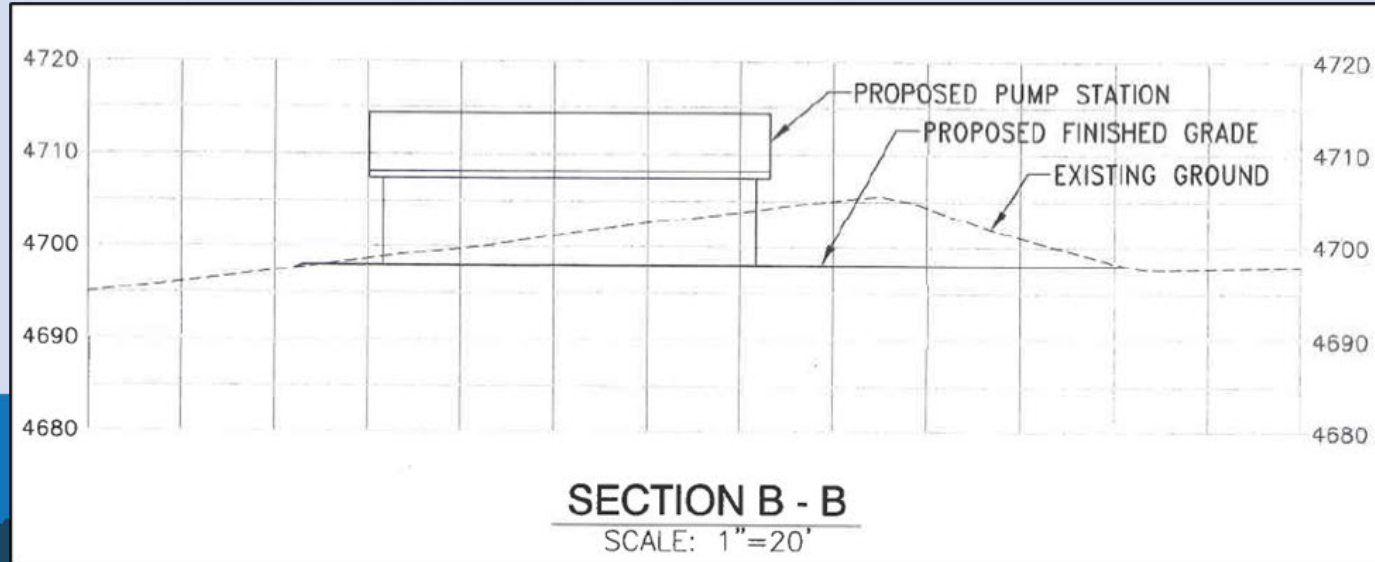
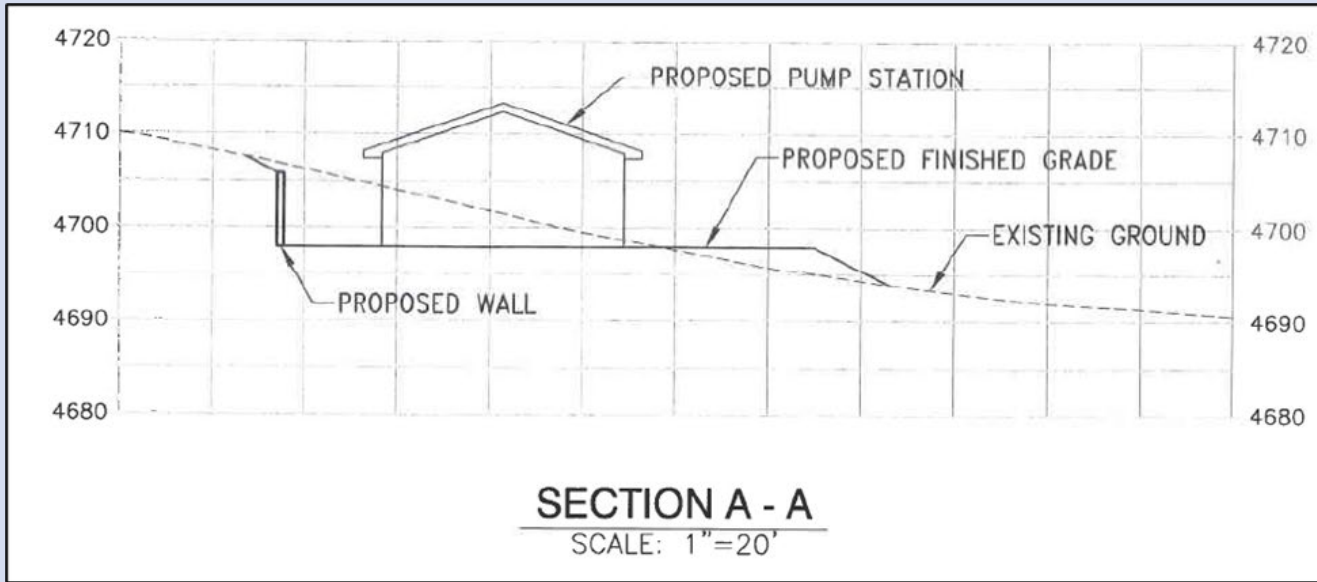
Site Plan (2007)



CUT = 541
 FILL = 141
 TOTAL DISTURBED AREA = 5451 SQ. FT.



Cross Sections (2007)





Overview – History

- **Approved in 2007 with 2-year expiration.**
- **4-year extension approved in 2010.**
- **7-year extension approved in 2014.**
- **2-year extension denied in 2021**

No work of any kind has yet begun on the project.



Overview – Development Code

- This type of project would now be heard by the Board of Adjustment rather than the Planning Commission (Article 302)
- Grading up to property line is no longer allowed (Article 438)
- Slopes steeper than 3:1 (Horizontal to Vertical) are not allowed (Article 438)
- Retaining walls within the Front Yard Setback higher than 4.5 feet are not allowed (Article 438)
- Landscaping (Article 412) has been extensively revised (In 2019) to better mitigate the visual impact of projects of this type.



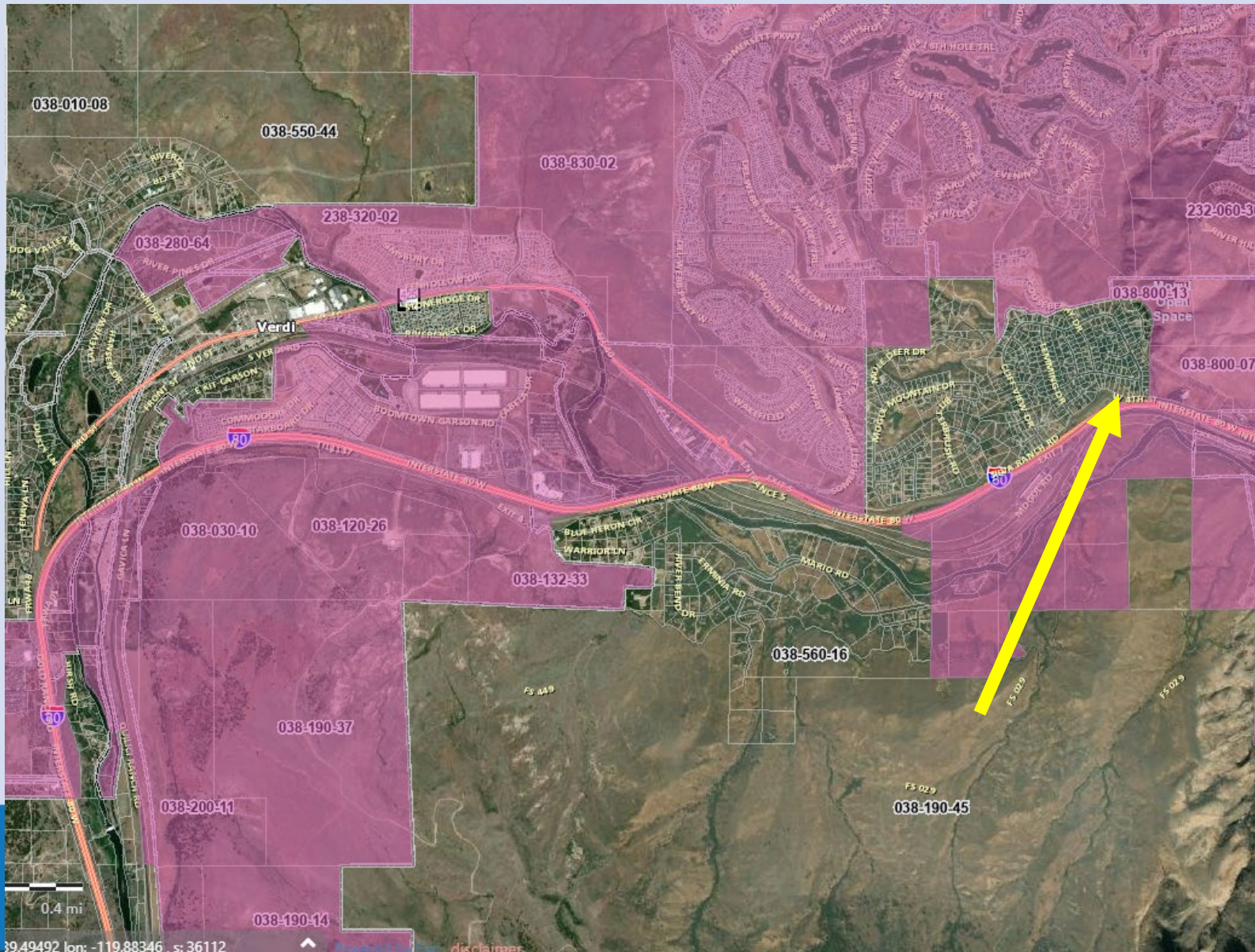
Overview – General Area

- There are many more dwellings in the surrounding area in 2021 than existed in 2007.





Overview – City of Reno Jurisdiction





Planning Commission Action

The PC's decision was to deny Amendment of Conditions Case Number WAC21-0005 (Truckee Meadows Water Authority), being unable to make required findings of fact "b" (Improvements) for the special use permit and required findings of fact "a" (Special Circumstances) and "c" (No Special Privileges) for the variance.



Possible Motions

Should the Board agree with the PC's decision:

“Move that, after giving reasoned consideration to the information contained in the staff report, the attachments hereto, and information received during the public hearing, the Board of County Commissioners affirm the PC's decision, and deny Amendment of Conditions Case Number WAC21-0005 (Truckee Meadows Water Authority), being unable to make all five findings in accordance with Washoe County Code Section 110.810.30 and all five findings in accordance with Washoe County Code Section 110.804.25.”

Findings are on page 4 of 6 of the Staff Report.



Possible Motions

Should the Board disagree with the PC's decision:

“Move that, after giving reasoned consideration to the information contained in the staff report, the attachments hereto, and information received during the public hearing, the Board of County Commissioners reverse the PC's decision, and approve Amendment of Conditions Case Number WAC21-0005 (Truckee Meadows Water Authority), amending only condition number 2 of Special Use Permit Case No. SW07-017 and condition number 1 of Variance Case No. VA07-021 to extend the expiration dates of those approvals from December 4, 2021 to December 4, 2023, and subject to all other existing conditions of approval, being able to make all five findings in accordance with Washoe County Code Section 110.810.30 and all five findings in accordance with Washoe County Code Section 110.804.25.”

Findings are on page 5 of 6 of the Staff Report.