

Washoe County Board of Adjustment



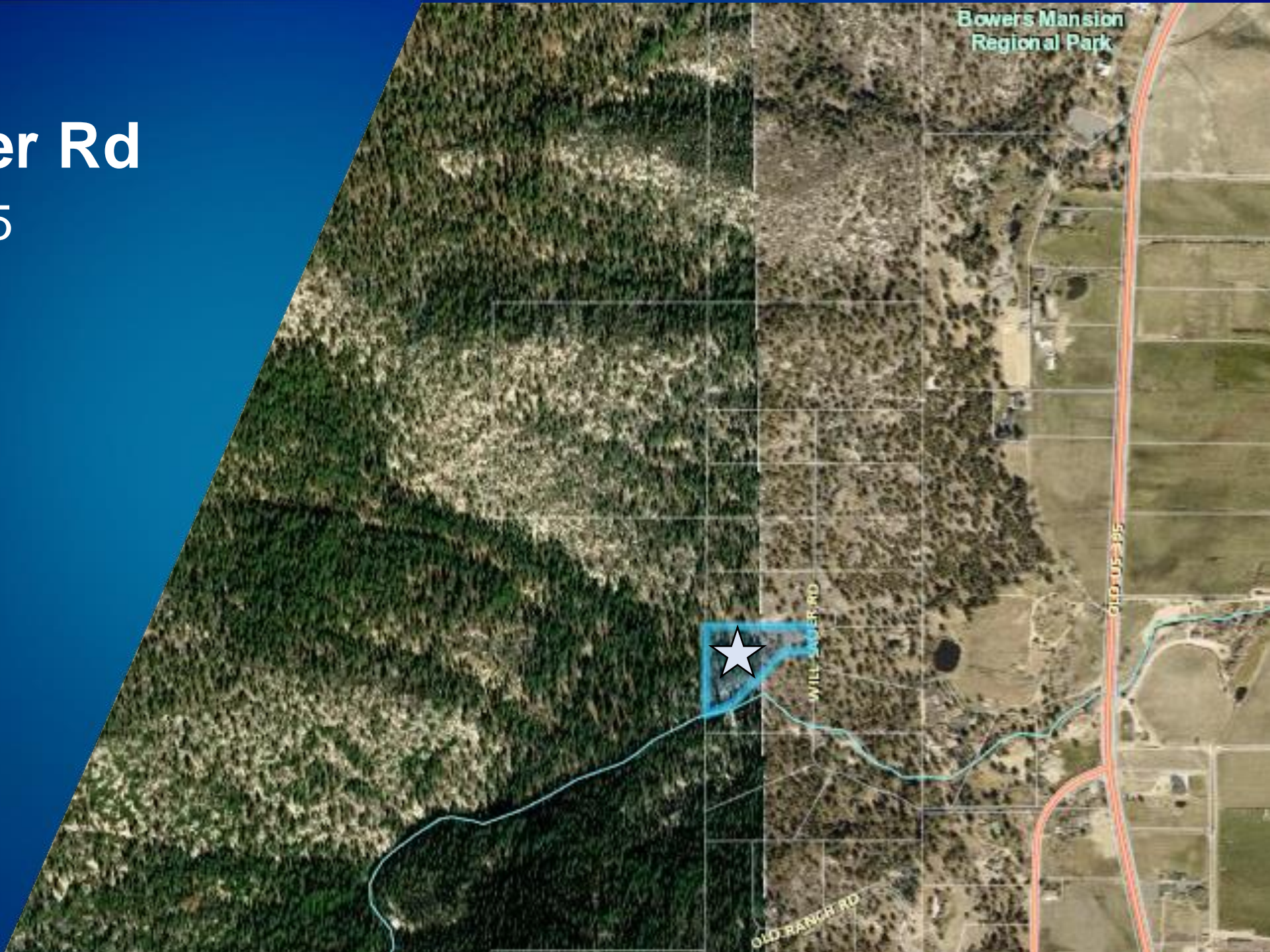
COMMUNITY
SERVICES DEPARTMENT

Special Use Permit
WSUP22-0022
(Dahlin Grading SUP)

December 1, 2022

65 Will Sauer Rd

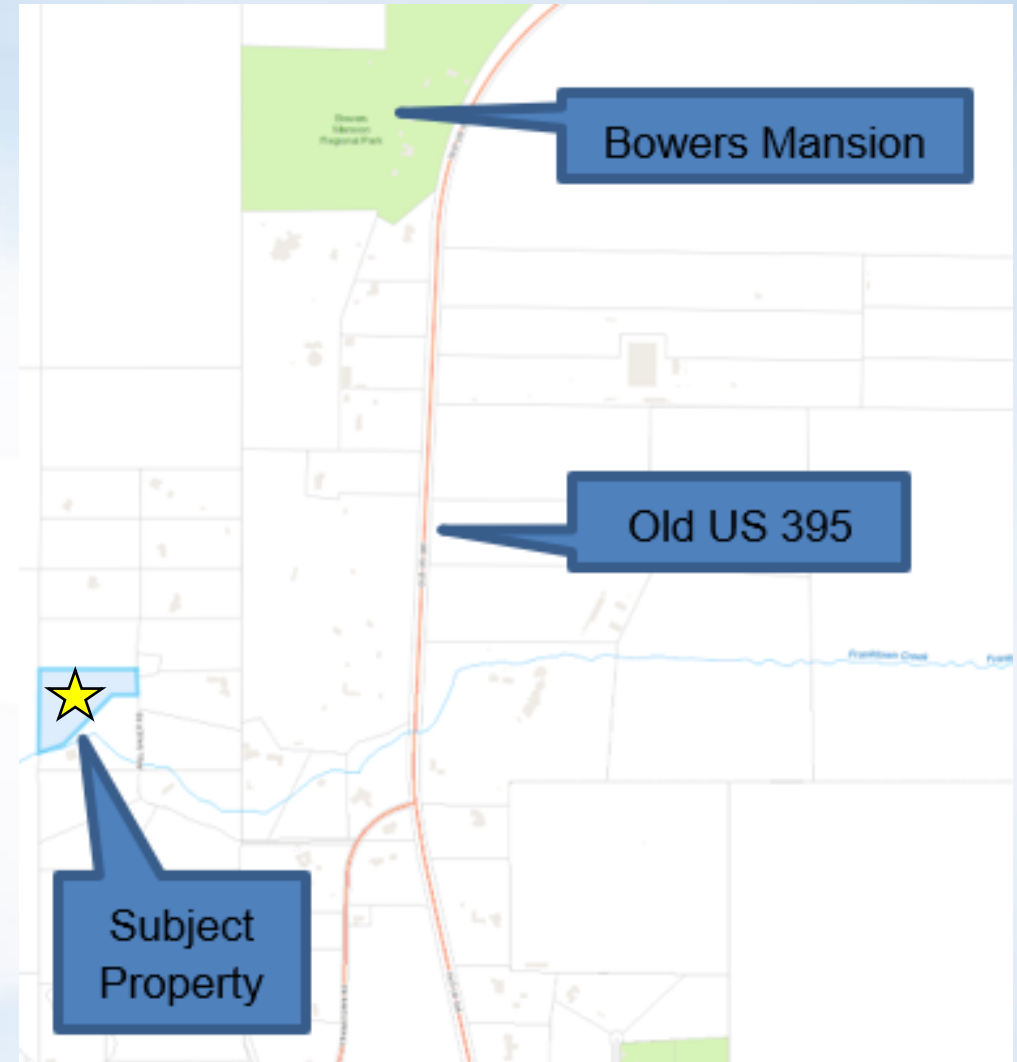
APN 172-010-05



Vicinity Map



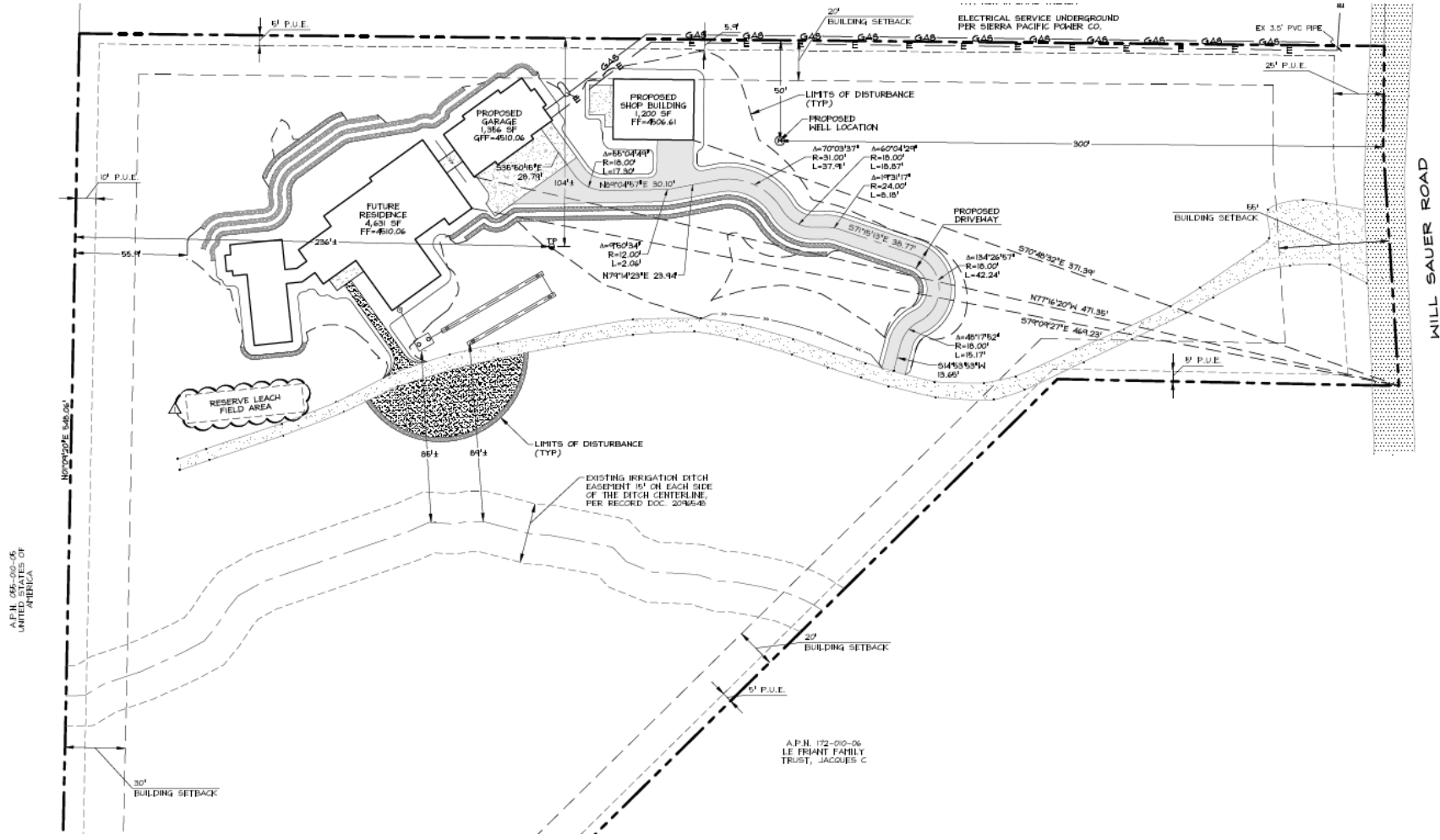
- South Valleys Area Plan
- General Rural (GR)
- Surrounding parcels similar size (5 acres) and developed with single-family dwellings or are large tracts of public land



Request



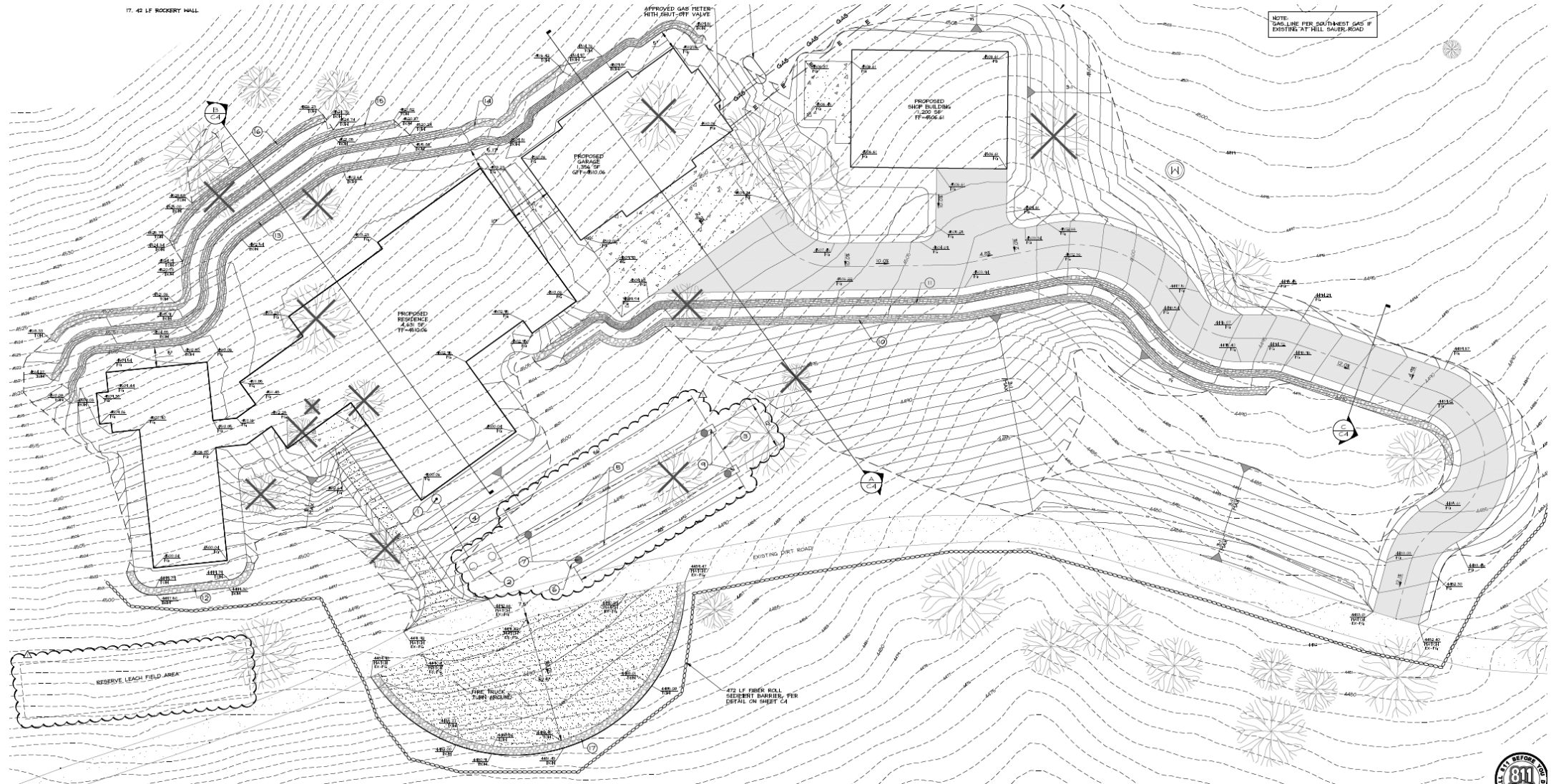
Grading for an SFD and accessory structures resulting in a disturbed area greater than 1/2 acre



Request



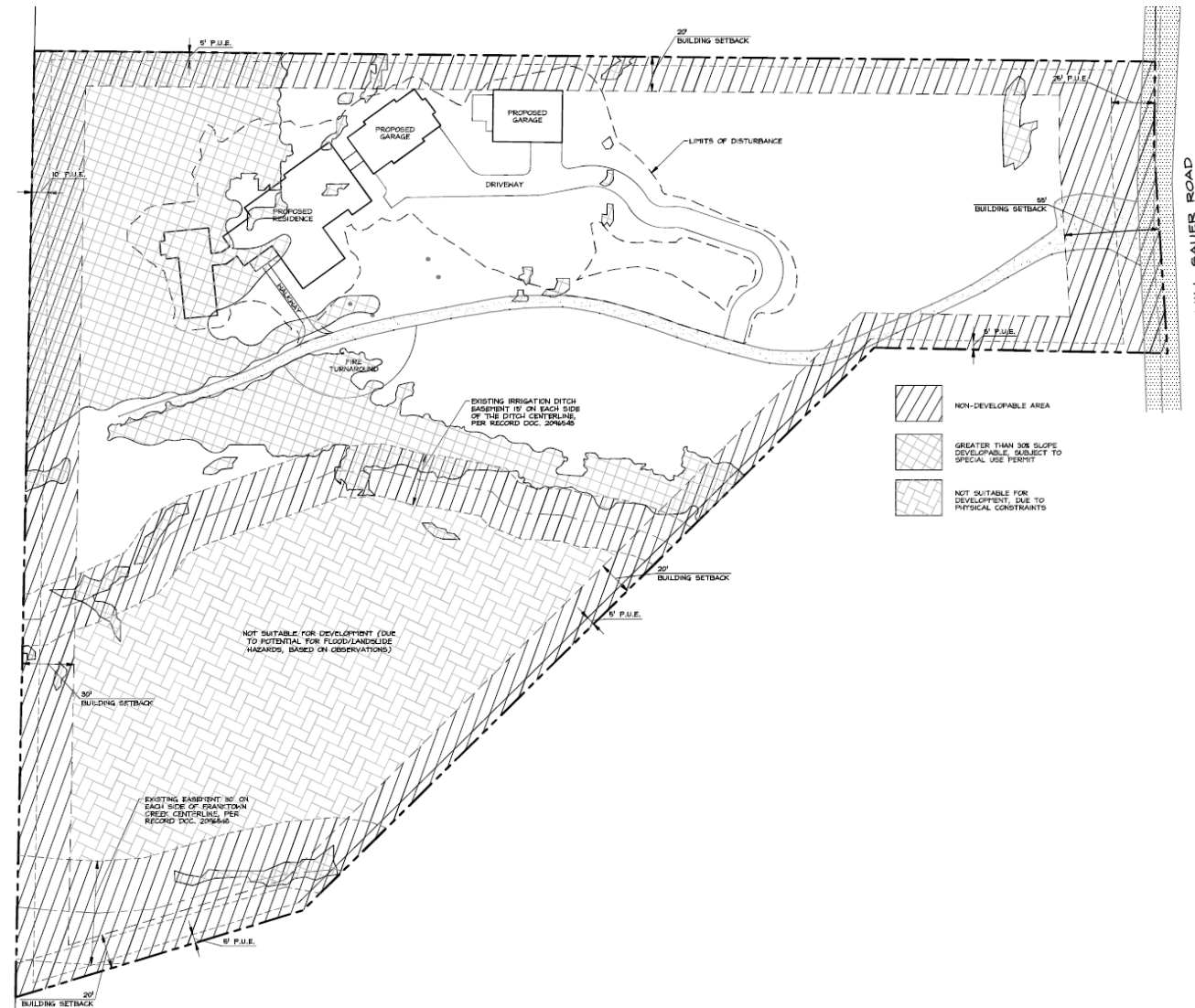
17. 42 LF ROCKERY MALL



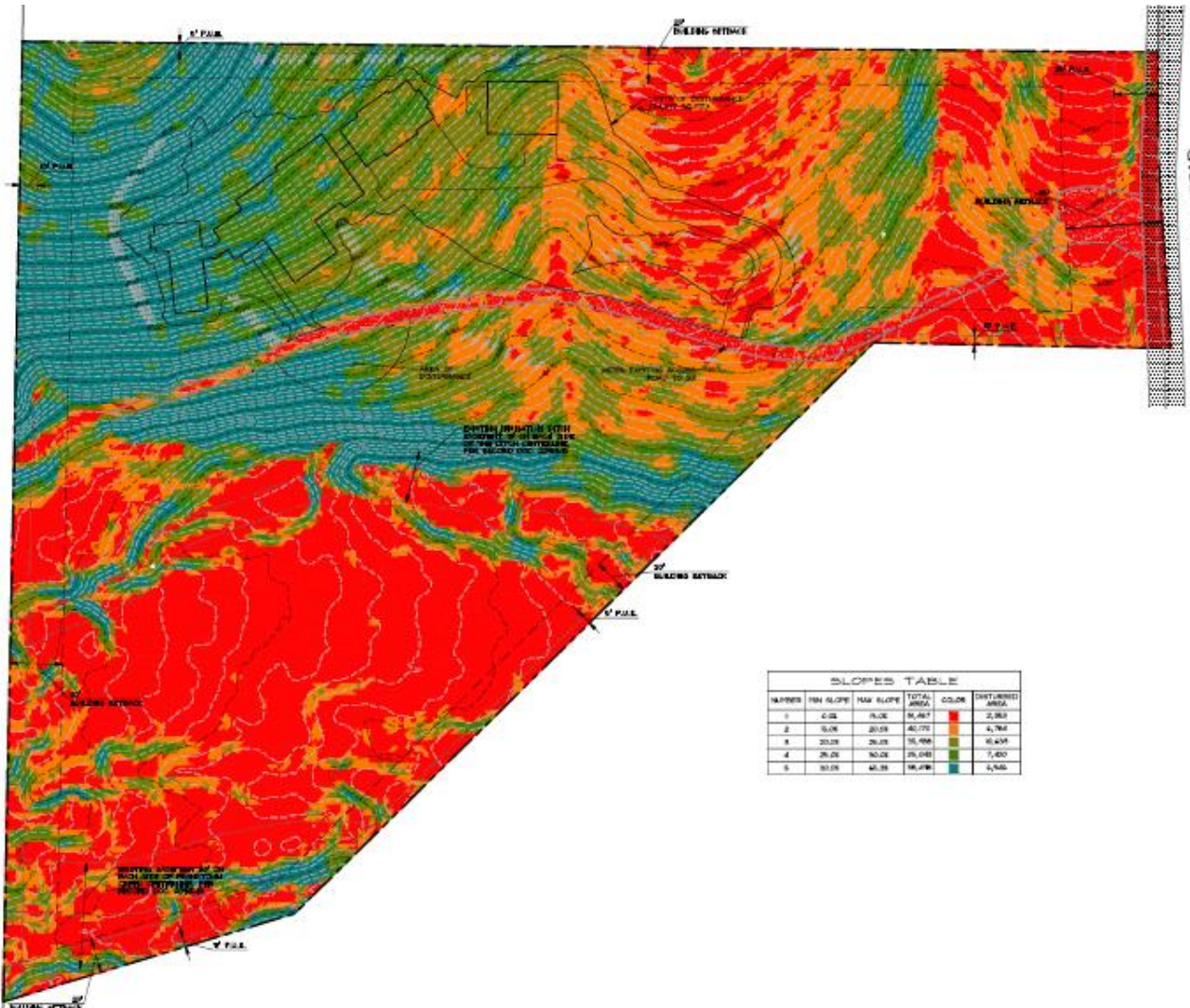
Parcel Background



- Irrigation ditch in 30' easement
- Stream sensitive buffer zone area in southern edge of lot
- Slopes generally over 15%



Slope Analysis



SLOPES TABLE					
NUMBER	MIN SLOPE	MAX SLOPE	TOTAL AREA	COLOR	DISTURBED AREA
1	0.0%	15.0%	81,467	Red	2,353
2	15.0%	20.0%	40,170	Orange	6,784
3	20.0%	25.0%	35,988	Light Green	10,639
4	25.0%	30.0%	25,043	Dark Green	7,420
5	30.0%	65.3%	38,498	Blue	6,546

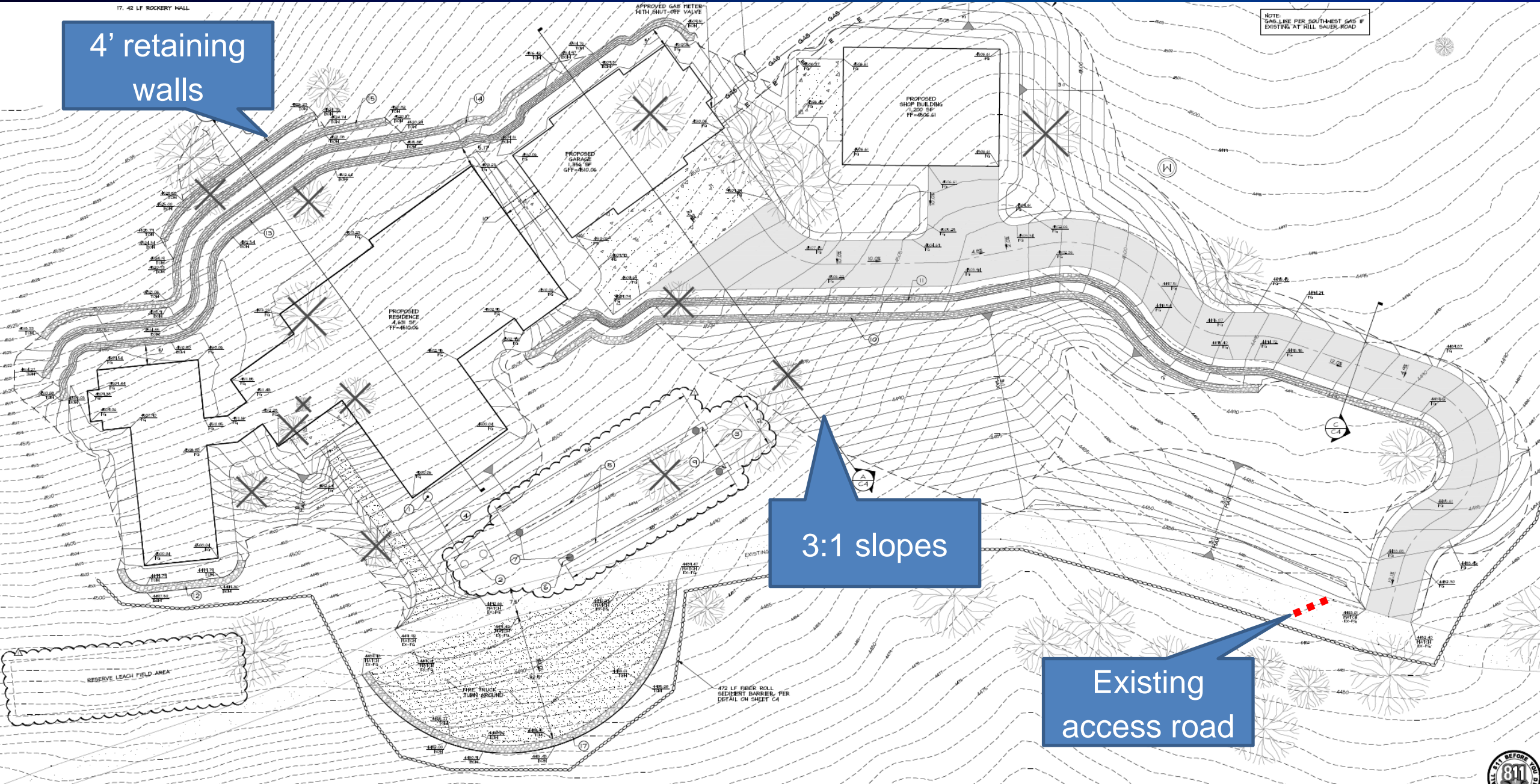
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NOTE: GAS LINE PER SOUTHWEST GAS IF EXISTING AT HILL DRIVE ROAD

4' retaining walls

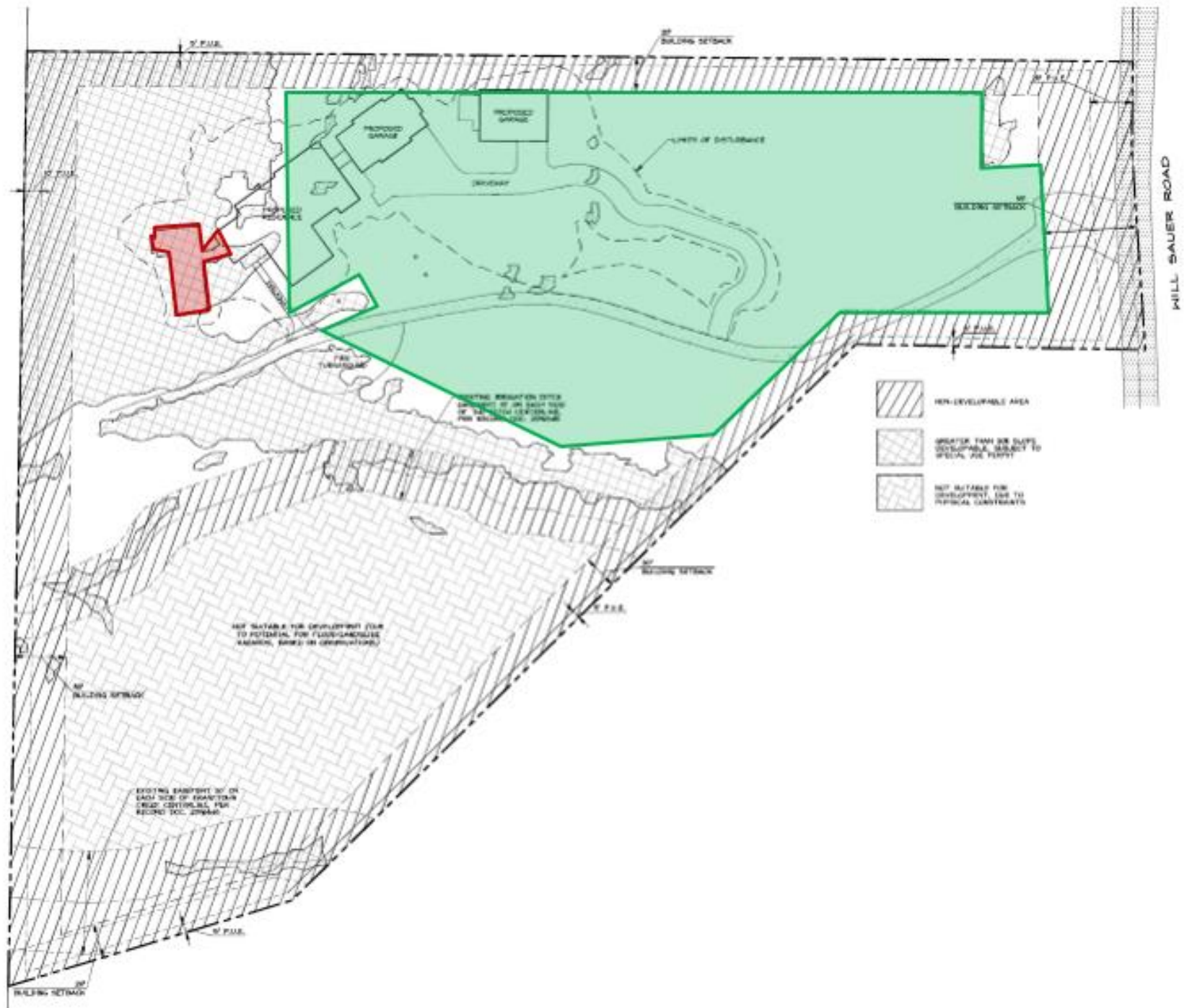
3:1 slopes

Existing access road



(c) Determination of Developable Area. Areas considered less suitable for development include:

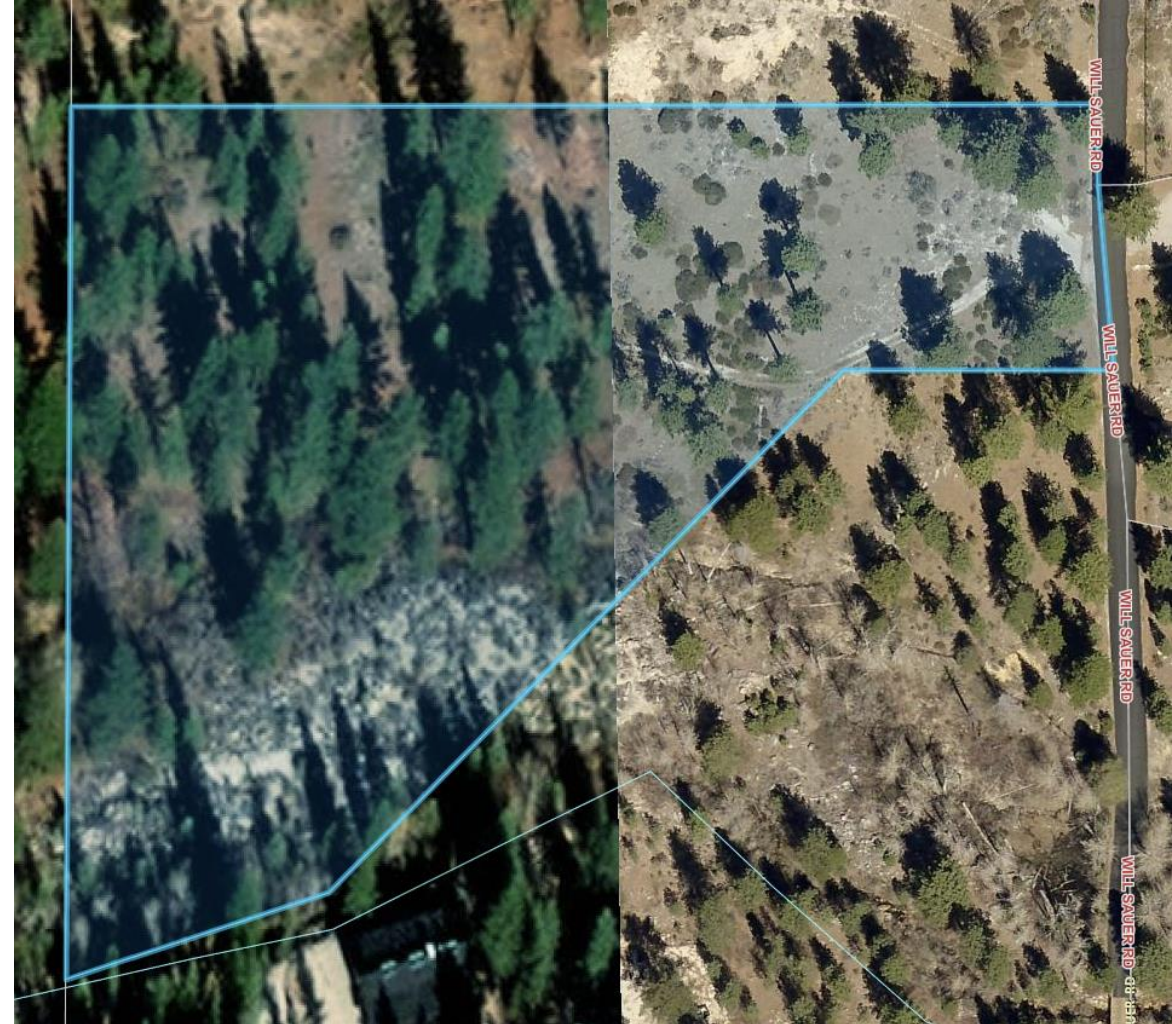
- (1) Slopes greater than thirty (30) percent, based on a slope analysis pursuant to Section 110.424.15(a);
- (2) Areas of landslides or landslide potential;
- (3) Areas underlain with faults that have been active during the Holocene epoch of geological time;
- (4) Habitat areas of known rare or endangered plant or animal species; and
- (5) Significant streams, ravines and drainageways.



Special Circumstances



WCC 110.424.20 (d)
Exceptions. Development shall be permitted within areas of a hillside property considered less suitable for development by the Director of Community Development due to extenuating circumstances...



Reviewing Agencies



Sent to 18 agencies for review

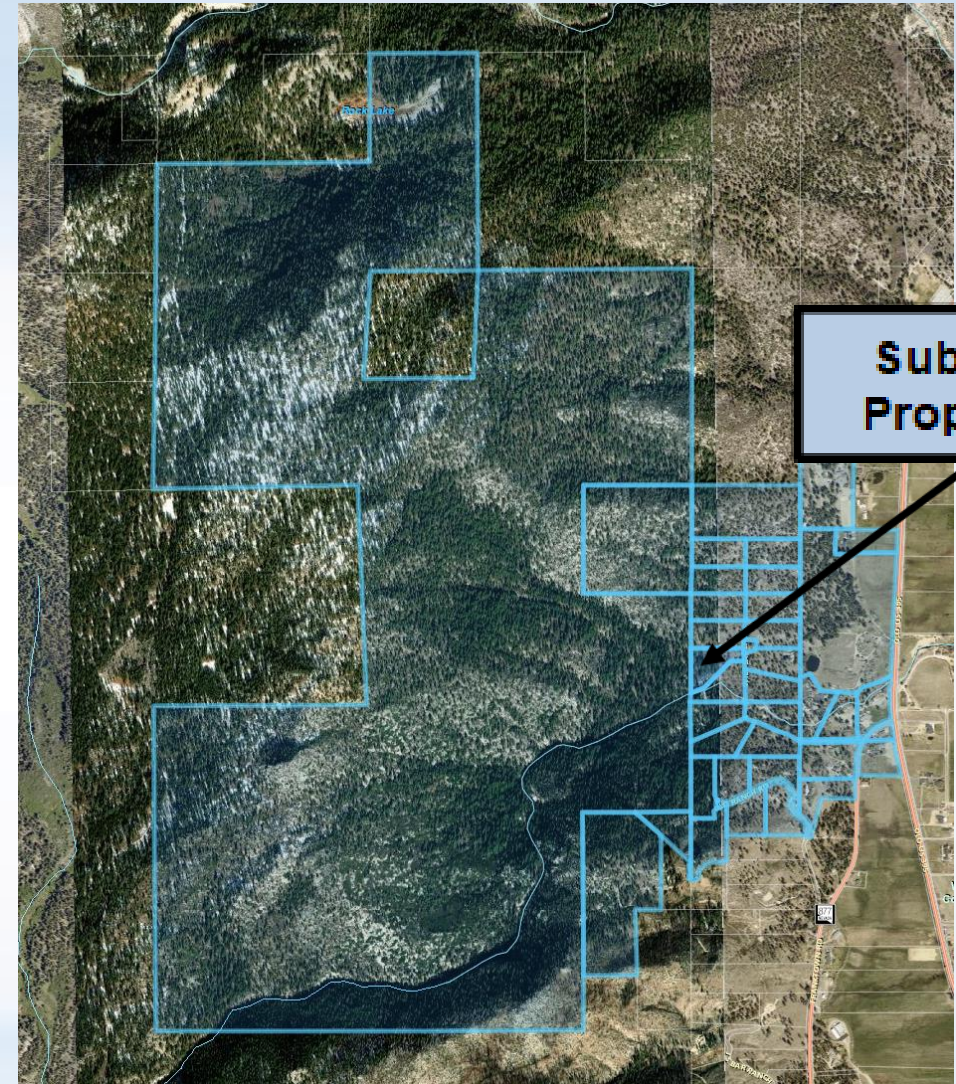
Agencies	Sent to Review	Responded	Provided Conditions	Contact
FS - Carson Ranger District	X			
NDOW (Wildlife)	X			
NV Water Resources	X			
Washoe County Building & Safety	X	X	X	Rosa Landis, rlandis@washoecounty.gov
Washoe County Engineering & Capital Projects	X	X	X	Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Parks & Open Space	X	X	X	Joanne Lowden, jlowden@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X	X	X	Steve Shell, sshell@water.nv.gov
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
WCHD Air Quality	X	X		Genine Rosa, grosa@washoecounty.gov
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	James English, jenglish@washoecounty.gov
TMFPD	X	X	X	Dale Way, dway@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		Jim Shaffer, shafferjam51@gmail.com
Truckee Meadows Water Authority	X			

Public Notice



COMMUNITY
SERVICES DEPARTMENT

Notice sent to 32
unique property
owners within
1,775 ft



Staff is able to make all findings:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the South Valleys Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for major grading and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Approve with Conditions:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP22-0022 for Stan & Debra Dahlin 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:

Thank you

Kat Oakley, Planner
Washoe County CSD – Planning Division
koakley@washoecounty.gov
775-328-3628



COMMUNITY
SERVICES DEPARTMENT
