

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

WSUP22-0015

Worthen Truck Turn Around

October 6, 2022

Applicant Request

- A special use permit for major grading to allow for additional turn around room for an existing truck repair shop.
 - The applicant has previously submitted a building permit (WBLD22-101372) to abate a grading violation (WVIO-ENG22-0005). Upon review of the building permit by Planning staff, it was determined the proposed cut/fill thresholds triggered a grading special use permit per Article 438. The applicant indicates 80% of the grading has already occurred.
- Application includes a request to vary specific grading standards

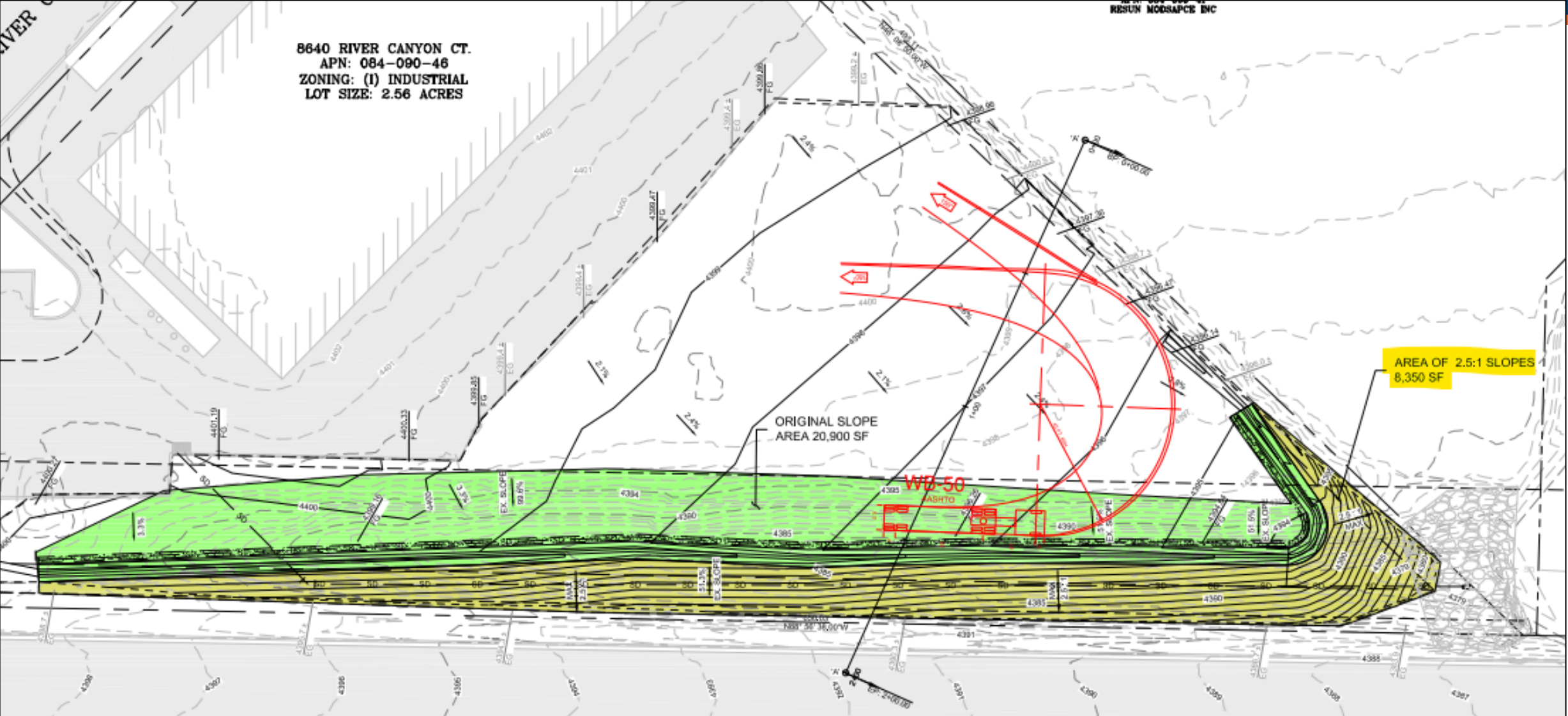
Project Location



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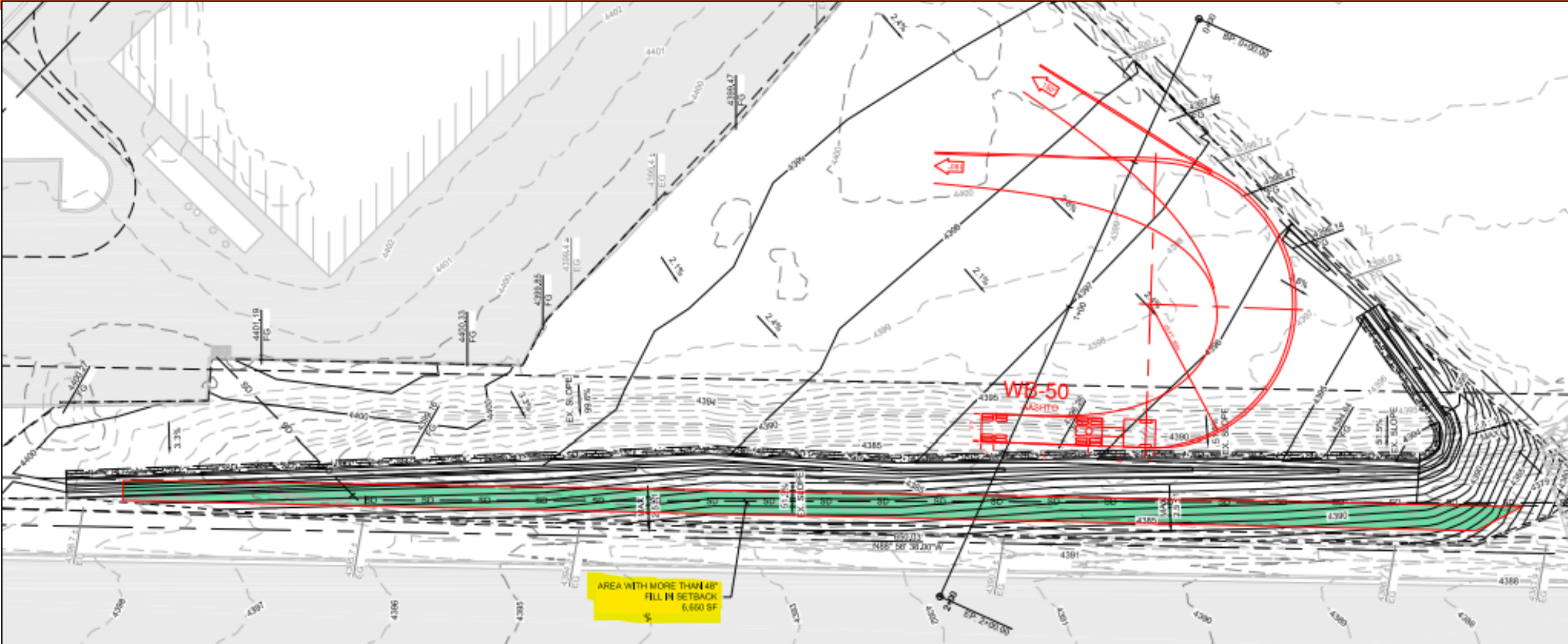
Request to Vary Grading Standards



Request to Vary Grading Standards



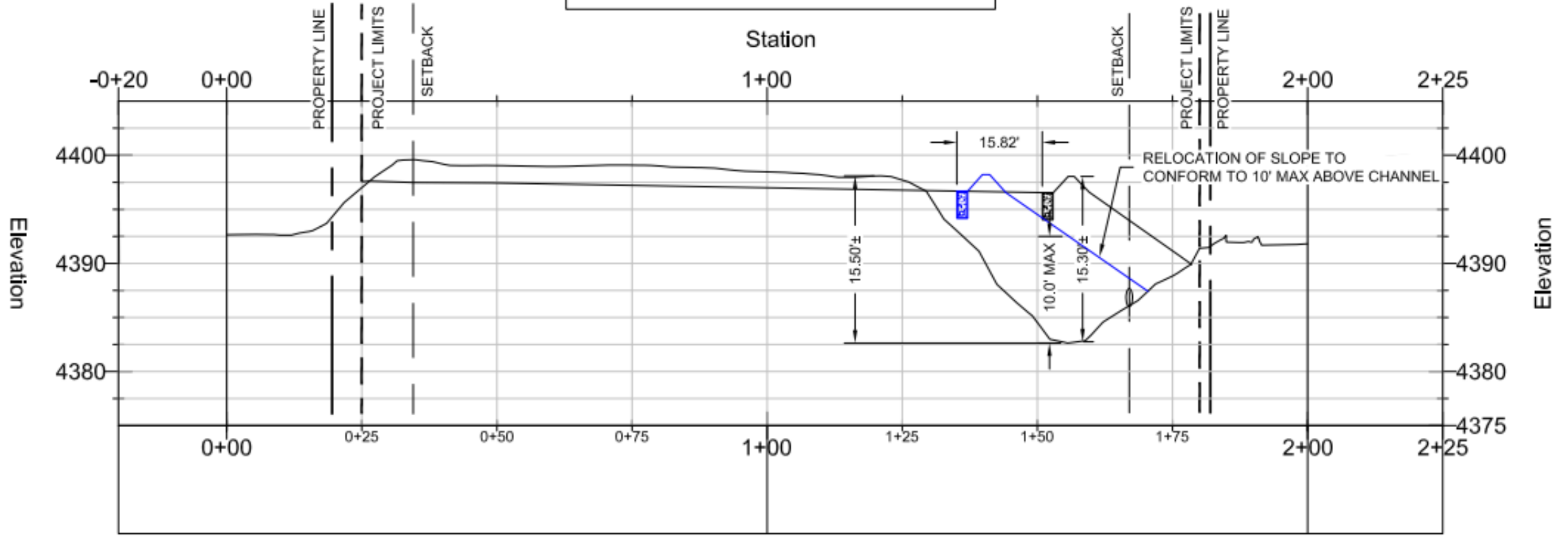
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Request to Vary Grading Standards



CROSS SECTION 'A-A'



Agency Review



Agencies ↕	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
Washoe County Engineering & Capital Projects	X	X	X	Dwane Smith, desmith@washoecounty.gov
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager	X	X		
WCHD Air Quality	X			
WCHD EMS	X	X		
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov;
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon,
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon 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.

Possible Motion



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 WSUP22-0015 for Richard and Lorraine Worthen, 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: [If a denial is recommended, of course revise the above paragraph.]

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Truckee Canyon 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.

Thank you

Courtney Weiche, Senior Planner
Washoe County CSD – Planning Division
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775-328-3608



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