



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.gov

STAFF REPORT

BOARD MEETING DATE: December 16, 2025

DATE: December 16, 2025

TO: Board of County Commissioners

FROM: Eric Young, Senior Planner, Planning & Building Division,
Community Services Department, (775) 328-3613,
eyoung@washoecounty.gov

THROUGH: Kelly Mullin, AICP, Division Director, Planning & Building Division,
Community Services Department, (775) 328-3619,
kmullin@washoecounty.gov

SUBJECT: Public Hearing: Appeal of the Washoe County Board of Adjustment's denial of Special Use Permit Case Number WSUP25-0013 (Sanctuary of God) for the Religious Assembly use type and major grading to allow the construction of a 15,000-square-foot single-story church and site grading in the amount of 18,000 cubic yards.

The appellant is Sierra Builders of Nevada. The subject parcel is located at 3485 Rolling Ridge Road (APN 082-512-32), has a master plan designation of Suburban Residential (SR) and a regulatory zone designation of Low Density Suburban (LDS).

The Board of County Commissioners (Board) shall consider the appeal based on the record on appeal and any additional evidence submitted at the Board's public hearing. The Board may affirm, modify or reverse the Board of Adjustment's decision. If the Board reverses the Board of Adjustment's decision, the Board may remand the matter back to the Board of Adjustment or directly grant the special use permit. If the Board directly grants the special use permit, staff is recommending the modified conditions included as Exhibit G. (Commission District 5.)

FOR POSSIBLE ACTION

SUMMARY

The appellant, Sierra Builders of Nevada, is appealing the Washoe County Board of Adjustment's denial of its application for a special use permit for proposed religious assembly and major grading. The proposed project included the construction of a 15,000 square foot building and 154 parking spaces. The Board of Adjustment was unable to make all five (5) findings required by WCC 110.810.30 to approve the special use permit. Members of the Board of Adjustment expressed an inability to make the finding that adequate roadway and drainage improvements existed, an inability to make the finding that the site was suitable for the intensity of the proposed development, and an inability to

AGENDA ITEM # _____

make the finding that the development would not be significantly detrimental to public safety and the character of the surrounding area. Following the public hearing, the Board of Adjustment acted on a motion to deny WSUP25-0013 by a vote of 4 in favor, 1 opposed. *See* Action Order in Attachment A and video recording Attachment E.

The appellant states “*We believe the decision to vote no on the SUP request was personal and not based on the staff recommendation...*” The appellant goes on to assert that the applicable code requirements, the acceptance of the recommended conditions of approval, and the location of the site should have been adequate for the Board of Adjustment to make the required findings.

Washoe County staff recommended approval of the special use permit for the reasons discussed in the Board of Adjustment staff report (*see* Attachment C) and discussed at the Board of Adjustment’s December 2, 2025, public hearing on this matter. The video recording of the public hearing can be found in Attachment E.

The Board shall consider the appeal based on the evidence submitted in the Record on Appeal and any additional evidence presented at the Board’s public hearing, and may affirm, reverse, or modify the Board of Adjustment’s decision.

Washoe County Strategic Objective supported by this item: Economic Impacts: Meet the needs of our growing community.

PREVIOUS ACTION

October 17. Appellant, Sierra Builders of Nevada, submitted an appeal of the Board of Adjustment’s decision denying WSUP25-0013 (Sanctuary of God).

October 2, 2025. The Washoe County Board of Adjustment denied special use permit case number WSUP25-0013 (Sanctuary of God) for the Religious Assembly use type and major grading to allow the construction of a 15,000-square-foot single-story church and site grading in the amount of 18,000 cubic yards.

NEIGHBORHOOD MEETING

A neighborhood meeting was required for the subject SUP. A summary of that meeting was provided to the Board of Adjustment and is available in Attachment C, Board of Adjustment Staff Report.

BACKGROUND

The special use permit application is to permit the construction of a church (religious assembly use-type) in the Golden Valley area of the North Valleys Planning Area. The proposed building is 15,000 square feet and the associated parking lot will contain 154 spaces. The proposed use would be located on a five-acre parcel on the cul-de-sac at the terminus of Rolling Ridge road. This parcel is one of six +/- 5-acre parcels generally surrounded by the 1-acre parcels of the Golden Valley Estates subdivision. The amount of proposed grading triggers the threshold for an SUP as well. The amount and purpose of the proposed grading is necessary for stormwater management and overall site balancing and is typical of a development proposal of this size.

In order to approve Special Use Permit Case Number WSUP25-0013, a majority of the Board of Adjustment had to make the following five (5) findings, WCC 110.810.30, *Findings*, which are as follows:

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

Staff identified potential impacts in regard to findings (b), (c), and (d) above. Staff articulated a series of conditions of approval intended to mitigate the anticipated impacts (see attachment C, BOA staff report.) However, when considering the evidence before it at the public hearing, including a presentation by staff and the applicant and public comment, the Board of Adjustment moved to deny WSUP25-0013, and that motion to deny the special use permit passed by a vote of 4 to 1.

A full staff analysis of the project and required findings can be found in Attachment C, Board of Adjustment Staff Report. This Board is charged with considering the same findings required by WCC 110.810.30. If this Board cannot make all five required findings, the decision of the BOA should be affirmed and the SUP is denied. If this Board can make all five findings required by WCC 110.810.30, the Board may reverse the Board of Adjustment and grant WSUP25-0013 or may remand the case to the Board of Adjustment with instructions.

CONDITION MODIFICATION

In the event that the Board overturns the decision of the BOA and approves the appeal, Washoe County staff asks that condition 2(f) involving secondary/emergency access be removed from the list of proposed conditions. Following the October 2, 2025, BOA meeting, Engineering staff determined that secondary emergency access is generally only required for residential development or large commercial projects and that it is not warranted for this project.

PUBLIC HEARING NOTICE

Notice for special use permits must be given in accordance with WCC 110.810.25, as amended. Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records.

All property owners located within 500 feet of the area to which the proposed special use permit pertains and a minimum of 30 separately owned parcels nearest the property must be noticed by mail at least 10 days before the public hearing date.

Noticing for this proposal: 37 property owners nearest the subject parcel were noticed by mail not less than 10 days before today's public hearing.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATIONS

It is recommended that the Board of County Commissioners review the whole of the record and consider the record, and any testimony, materials and evidence submitted at the Board's public hearing. The Board may take one of the following actions:

1. Affirm the Board of Adjustment's decision and deny WSUP25-0013 (Sanctuary of God); or
2. Reverse the Board of Adjustment's decision and approve WSUP25-0013 (Sanctuary of God), with the conditions set forth in Exhibit G, Staff Recommended Modified Conditions of Approval.
3. Reverse the Board of Adjustment's decision and remand the matter to the Board of Adjustment with instructions.

POSSIBLE MOTIONS

Should the Board agree with the *Board of Adjustment's* denial of WSUP25-0013 (Sanctuary of God), staff offers the following motion:

"Move to affirm the decision of the Board of Adjustment denying WSUP25-0013 (Sanctuary of God) based upon the inability to make the findings required by WCC Section 110.810.30."

or

Should the Board disagree with the *Board of Adjustment's* denial of WSUP25-0013 (Sanctuary of God), staff offers the following motion:

or

"Move to reverse the decision of the Board of Adjustment and approve WSUP25-0013 (Sanctuary of God) with new conditions of approval as modified today at the public hearing, based upon the ability to make all five of the special use permit findings required by WCC Section 110.810.30 based on the record and evidence presented today."

or

"Move to reverse the decision of the Board of Adjustment to deny WSUP24-0015 and remand to the Board of Adjustment for [instructions from the Board]."

ATTACHMENTS

Attachments A through I Constitutes the Record on Appeal:

- A. Board of Adjustment signed Action Order dated 10/07/25
- B. Appeal Application received 10/17/25
- C. Board of Adjustment Staff Report with Attachments dated 10/02/25
- D. Staff PowerPoint Presentation to Board of Adjustment
- E. Video Recording of Board of Adjustment Hearing
- F. Board of Adjustment Meeting Minutes
- G. Staff Recommended Modified Conditions of Approval
- H. Applicant Presentation to Board of Adjustment
- I. Public Comments not found in the Staff Report

cc: Applicant/Appellant: Sierra Builders of Nevada