

## Attachment C

Appeal Application dated 3/13/18

## Washoe County Appeal of Decision to Board of County Commissioners

Your entire application is a public record. If you have a concern about releasing personal information please contact Planning and Building staff at 775.328.6100.

### Appeal of Decision by (Check one)

**Note:** Appeals to the Washoe County Board of County Commissioners are governed by WCC Section 110.912.20.

☒ Planning Commission

☐ Board of Adjustment

☐ Hearing Examiner

☐ Other Deciding Body (specify) \_\_\_\_\_

### Appeal Date Information

**Note:** This appeal must be delivered in writing to the offices of the Planning and Building Division (address is on the cover sheet) within 10 calendar days from the date that the decision being appealed is filed with the Commission or Board Secretary (or Director) and mailed to the original applicant.

**Note:** The appeal must be accompanied by the appropriate appeal fee (see attached Master Fee Schedule).

Date of this appeal: March 13, 2018

Date of action by County: March 6, 2018

Date Decision filed with Secretary: unknown by appellant

### Appellant Information

Name: Tammy Holt-Still

Phone: (775)450-1204

Address: 11493 Tupelo Street

Fax: \_\_\_\_\_

Email: LemmonValleyRecoveryCommittee@Gmail.com

City: Reno

State: NV

Zip: 89506

Cell: (775)412-8975

Describe your basis as a person aggrieved by the decision:

Approval of the Lemon Valley Heights plan will subject my property to increased flood risk and further increase the health risks caused by the flooding and water-treatment plant effluent. The hydrological report prepared for the applicant is suspect and has not been subjected to an independent review. As stated by Commissioner Lawson, the applicant and project have not met the health and safety of the community.

### Appealed Decision Information

Application Number: WTM18-001

Project Name: Lemmon Valley Heights

State the specific action(s) and related finding(s) you are appealing:

Approval of the tentative map for the Lemon Valley Heights project by the Washoe County Planning Commission.

### Appealed Decision Information (continued)

Describe why the decision should or should not have been made:

The project does not meet the criteria for flood risk. The area has been in flood waters for nearly a year. The proposed catch basins incorporated in the plan will be ineffective for reducing the risk of flooding posed by the additional development and impenetrable surface area produced.

The project does not meet the public safety risk. The area is flooded with water partly composed of partly-treated sewage effluent. The water treatment plant itself is below grade, sits below the waterline, and only protected by emergency berms.

Lemmon Drive is proposed to be raised two feet and serve as the emergency access. However, only a small portion of Lemmon Drive will be raised rendering this strategy ineffective as an emergency access provision.

Cite the specific outcome you are requesting with this appeal:

Overturn the decision by the Washoe Planning Commission to approve the project until the non-compliances have been addressed.

Did you speak at the public hearing when this item was considered?

☒ Yes  
☐ No

Did you submit written comments prior to the action on the item being appealed?

☒ Yes  
☐ No

### Appellant Signature

Printed Name:

Tammy Holt-Still

Signature:

T. Holt-Still

Date:

3/13/18