



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: September 18, 2018

DATE: June 22, 2018

TO: Board of County Commissioners

FROM: Julee Olander, Planner, Community Services Department.
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THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning &
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SUBJECT: Public Hearing continued from August 28, 2018: Appeal of the Washoe County Board of Adjustment's denial of Special Use Permit Case Number WSUP18-0006 (Arrowcreek Middle School Grading). The project includes major grading of an area of approximately ± 28.4 acres with $\pm 247,980$ cubic yards of cuts and $\pm 251,748$ cubic yards of fill and to allow slopes greater than 10 feet in height to facilitate the construction of a new Middle School.

The Board of County Commissioners (Board) may affirm, reverse, or modify the decision of the Board of Adjustment.

The applicant is Washoe County School District and property owner is United States of America. The site is on the north side of Arrowcreek Parkway, west of the intersection with Thomas Creek Road and east of Crossbow Court. The Assessor's Parcel Number is 049-010-29. The Master Plan Category is Suburban Residential (SR) and the Regulatory Zone is Low Density Suburban (LDS). The project is located within the Southwest Area Plan and within the South Truckee Meadows/Washoe Valley Citizen Advisory Board boundary. The request is authorized by WCC Chapter 110, Article 438 Grading and special use permit request comes under WCC Chapter 110, Article 810, Special Use Permit. (Commission District 2.)

SUMMARY

The appellant, Washoe County School District, applied for a Special Use Permit request. That special use permit request was denied by the Washoe County Board of Adjustment (BOA) on June 7, 2018. The appellant has appealed that denial providing justification to support the first finding (Consistency) and second finding (Improvements) for approval of the Special Use Permit request, which were the findings that the Board of Adjustment were unable to make.

AGENDA ITEM # _____

Washoe County Strategic Objectives supported by this item: Stewardship of our Community; and, Safe, Secure and Healthy Communities.

PREVIOUS ACTION

On May 3, 2018, the special use permit was considered by the South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB). The STM/WV CAB recommended that the application proceed through the County procedures with a vote of three in favor and none opposed.

On June 7, 2018, the special use permit was considered, in a public hearing, before the BOA. The BOA took action to deny the special use permit, with a vote of three in favor and two opposed. Board member Stanley moved for denial, Board member Thomas seconded and Member Toulouse and Member Hill opposed.

BACKGROUND

The Washoe County Board of Adjustment denied the proposed special use permit based on the inability to make all of the findings required by Washoe County Code (WCC) Section 110.810.30; specifically, the BOA was unable to make the first and second findings for approval of the special use permit request [WCC Section 110.810.30(a)(b)] as stated below:

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Area Plan.
2. 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.

Please see the Board of Adjustment staff report, included as Attachment B, for discussion of each of these findings.

The appellant addresses the BOA's concerns regarding consistency with the master plan and area plan, and the improvements concerning adequate utilities and facilities in the area in their appeal dated June 14, 2018 (see Attachment C). Below is a summary of the appellant's responses to these issues:

Consistency- According to the appellant, the proposed project is in conformance with Washoe County Master Plan and the Southwest Truckee Meadows Area Plan. There are no specific Policies or Action Programs included in the Southwest Truckee Meadows Area Plan that are applicable to the proposed grading for a public Middle School. The proposed project is consistent with Policy SW.5.2 and SW.5.3 relating to grading design and Policy SW.20.3.h and SW.20.3.i relating to providing schools to address growth and capacity.

Improvements- According to the appellant, there are adequate utilities, roadways, sanitation, water supply, drainage, and other necessary facilities in the area. The property is located north of Arrowcreek Parkway, west of Thomas Creek Road and east

of Crossbow Court where existing schools - Hunsberger Elementary and Sage Ridge School are located.

Additionally, the appellants have indicated that the Truckee Meadows Fire Protection District station is at the corner of Arrowcreek Parkway and Thomas Creek Road. The property is surrounded by development and is located within close proximity to existing services, utilities and infrastructure. Adequate roadways, sanitation, water supply, drainage and other necessary facilities and utilities will be provided to the site, as the grading is intended to create appropriate access and facilitate construction of a public Middle School.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners affirm the decision of the Board of Adjustment and uphold the denial of Special Use Permit Case Number WSUP18-0006

POSSIBLE MOTION

Should the Board agree with the Board of Adjustment's denial of Special Use Permit Case Number WSUP18-0006 (Arrowcreek Middle School Grading), staff offers the following motion:

"Move to deny the appeal and affirm the denial of Special Use Permit Case Number WSUP18-0006 (Arrowcreek Middle School Grading). The denial is based upon the inability to make the findings required by WCC Section 110.810.30, *Findings*."

Should the Board disagree with the Board of Adjustment's denial of Special Use Permit Case Number WSUP18-0006 (Arrowcreek Middle School Grading), staff offers the following motion:

"Move to approve the appeal and reverse the denial of Special Use Permit Case Number WSUP18-0006 (Arrowcreek Middle School Grading). The approval is based on the Board's ability to make all four of the findings required by WCC Section 110.810.30, *Findings*."

Attachments:

Attachment A: Board of Adjustment Action Order dated 6/7/2018

Attachment B: Board of Adjustment Staff Report dated 6/7/2018

Attachment C: Appeal Application dated 6/14/18

Attachment D: Board of Adjustment Minutes of 6/7/2018

Attachment E: Addendum

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