

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.	
<input type="checkbox"/> Planning Commission	<input checked="" type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Hearing Examiner	<input type="checkbox"/> 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: <u>June 14, 2018</u>	
Date of action by County: <u>June 7, 2018</u>	
Date Decision filed with Secretary: <u>June 8, 2018</u>	
Appellant Information	
Name: <u>Washoe County School District</u>	Phone: <u>851-5672</u>
Address: <u>14101 Old Virginia Road</u>	Fax: _____
	Email: <u>petchart@washoeschools.net</u>
City: <u>Reno</u> State: <u>NV</u> Zip: <u>89521</u>	Cell: _____
Describe your basis as a person aggrieved by the decision: <u>Washoe County School District is the project applicant.</u>	
Appealed Decision Information	
Application Number: <u>WSUP18-0006</u>	
Project Name: <u>Arrowcreek Middle School Grading</u>	
State the specific action(s) and related finding(s) you are appealing: <u>On June 7, 2018, the Board of Adjustments voted 3-2 to deny the request for case number SWUP18-0006. The vote to deny the project was based on the inability to make the findings of Consistency and Improvements, as required per Washoe County Code Section 110.810.30. Based on the information provided in the application submittal package and the Washoe County staff report, all of the findings have been met and the special use permit request for major grading is in compliance with the Washoe County Code, Southwest Area Plan and the Washoe County Master Plan.</u>	

Appealed Decision Information (continued)	
<p>Describe why the decision should or should not have been made:</p> <p>Refer to attachment</p>	
<p>Cite the specific outcome you are requesting with this appeal:</p> <p>Requesting that the Board of County Commission reverse the decision by the Board of Adjustments and find in favor of the request for a special use permit for major grading of an area of approximately 28.4 acres with 247,980 cubic yards of cuts and 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.</p>	
<p>Did you speak at the public hearing when this item was considered?</p>	<p><input checked="" type="checkbox"/> Yes *</p> <p><input type="checkbox"/> No</p>
<p>Did you submit written comments prior to the action on the item being appealed?</p>	
<p>**A request for a special use permit application was submitted.</p>	
<p>Appellant Signature</p>	
<p>Printed Name: <i>Peter Etchart, C.O.O.</i></p>	
<p>Signature: <i>[Handwritten Signature]</i></p>	
<p>Date: <i>6/14/18</i></p>	

*Staff

from the WCSD and the applicants representative spoke at the public hearing.

On June 7, 2018, the Board of Adjustments voted 3-2 to deny the request for case number SWUP18-0006. The vote to deny the project was based on the inability to make the findings of Consistency and Improvements, as required per Washoe County Code Section 110.810.30. Based on the information provided in the application submittal package and the Washoe County staff report, all of the findings have been met and the special use permit request for major grading is in compliance with the Washoe County Code, Southwest Area Plan and the Washoe County Master Plan. Outlined below is a response as to how the special use permit request is in compliance with the findings of Consistency and Improvements, and a detailed description why the decision to deny the special use permit should not have been made.

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

Response: 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. Development of the site took into consideration many factors including the location of existing fault lines, existing topography, grading designed to reduce the amount of earthwork (i.e. cut/fill), and grading the site in such a manner that would create curvilinear design and work with the existing landscape. The site was also designed with over 566 trees and 2,492 shrubs, to help screen the development from adjacent public streets and neighboring properties.

The proposed project is consistent with the following Policies related to grading and provision of schools:

SW.5.2 – The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development, including road cuts and driveways.

SW.5.3 – The grading design standards referred to in Policy SW.5.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

Goal Eight – The Southwest Truckee Meadows planning area will contain an extensive system of trails that integrates other recreational facilities, the Regional Trail System, public lands, schools and transit facilities. This trail system will contribute to the preservation and implementation of community character.

SW.20.3.h – Proposed amendments shall complement the long range plans of facilities providers for transportation, water resources, schools and parks, as reflected in the policy growth level established in Policy 1.2.

SW.20.3.i – If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

Improvements: That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are property related to existing and proposed roadways and an adequate public facilities determination has been made in accordance with Division Seven.

Response: The property is located north of Arrowcreek Parkway, west of Thomas Creek Road and east of Crossbow Court. The property directly adjacent to Hunsberger Elementary and Sage Ridge Schools to the west. The site is surrounded by single family homes to the north, east and south, with a vacant parcel on the northern third of the parcel's west edge and a vacant parcel at its southeastern edge. The property also abuts a 2.43-acre parcel owned by the Truckee Meadows Water Authority, at its northwestern corner and a Truckee Meadows Fire Protection District station to the southwest. The property is surrounded by existing development on four sides, and is located within close proximity to existing services, utilities and infrastructure. A preliminary hydrologic and hydraulic analysis was included with submittal package and details the proposed detention facilities, which have been sized for a 100-year peak flow event. 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.