Washoe County Board of County Commissioners



Appeal of BOA Denial for WSUP25-0013 (Sanctuary of God)

December 16, 2025

Special Use Permit Request



Special use permit for religious assembly and major grading to construct a 15,000-square-foot church including a parking area for 154 parking spaces.

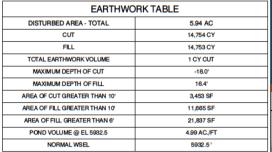
Location- 3485 ROLLING RIDGE RD







Site Plan

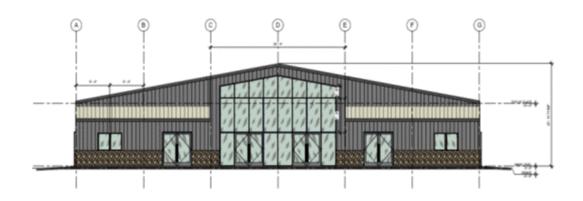




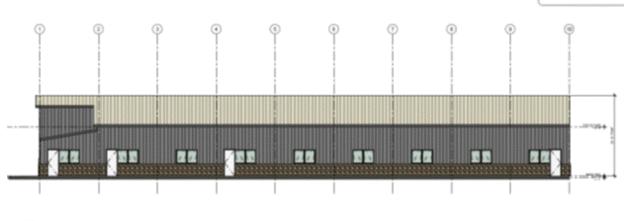


Elevations









Subject Appeal



• October 2, 2025. The Board of Adjustment denied WSUP25-0013, by a vote of 4 to 1.

Appeal Cont.



 The appellant, Sierra Nevada Builders, 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 Board of Adjustment did not adequately state why they could not make the required findings.

Public and Agency Comment



- 37 properties were notified of the application
- 13 speakers commented at the public hearing.



July 12, 2025

Washoe County GID, Source: Esrl, Maxar, Earthstar Geographics, and the GIB User Community

This information for illustrative puroposes only. Not be used for boundar

Findings



The BCC is considering the same findings as the BOA.

- 1. <u>Consistency.</u> That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
- 2. <u>Improvements.</u> 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;
- 3. <u>Site Suitability.</u> That the site is physically suitable for major grading, and for the intensity of such a development;
- 4. <u>Issuance Not Detrimental.</u> 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;
- 5. <u>Effect on a Military Installation.</u> Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

BCC Motion Options



- 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 subject to the amended conditions of approval as described in Attachment G this staff report.
- 3. Reverse the Board of Adjustment's decision and remand the matter to the Board of Adjustment with instructions.

Full motions provided in the staff report.

Thank you

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