



Conditions of Approval

Special Use Permit Case Number WSUP19-0029

The project approved under Special Use Permit Case Number WSUP19-0029 shall be carried out in accordance with the conditions of approval granted by the Board of Adjustment on April 16, 2020. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this special use permit shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this special use permit is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the special use permit may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Special Use Permit should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “conditions of approval” are referred to as “operational conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, (775) 328.3627, jolander@washoecounty.us

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this special use permit.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this special use permit. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The perimeter of construction areas shall be fenced with temporary construction fencing to inhibit unauthorized access during grading activities.
- f. Grading and construction activity shall be limited to the following hours: between 7 a.m. and 7 p.m. during the week; between 9 a.m. and 7 p.m. on Saturday; grading activity is only permitted on Sunday, if a plan is submitted to Washoe County for approval by the Planning and Building Director.
- g. All trash and similar debris within the project area shall be removed.
- h. The business license will be updated to include the new uses.
- i. Earthen berms will not exceed horizontal to vertical slopes of three to one (3:1) or be greater than six (6) feet in height.
- j. Tree and shrubs will be required to be randomly planted in all disturbed area, including the earthen berm and all plantings will be irrigated.
- k. All areas disturbed by grading activities shall be revegetated and/or landscaped and will be landscaped in accordance with Article 110.412, *Landscaping*.
- l. The following **Operational Conditions** shall be required for the life of the project:
 - i. This special use permit shall remain in effect until or unless it is revoked or is inactive for one year.

- ii. Failure to comply with the Conditions of Approval shall render this approval null and void. Compliance with this condition shall be determined by the Planning and Building Division.
- iii. The applicant and any successors shall direct any potential purchaser/operator of the site and/or the special use permit to meet with the Planning and Building Division to review Conditions of Approval prior to the final sale of the site and/or the special use permit. Any subsequent purchaser/operator of the site and/or the special use permit shall notify the Planning and Building Division of the name, address, telephone number, and contact person of the new purchaser/operator within 30 days of the final sale.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Leo Vesely, P.E., (775) 328-3600, lvesely@washoecounty.us

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
- b. The developer shall obtain from the Nevada Division of Environmental Protection a Stormwater Discharge Permit and submit a copy to the Engineering Division prior to issuance of a grading permit.
- c. The Truckee Meadows Regional Stormwater Quality Management Program Construction Permit Submittal Checklists and Inspection Fee shall be submitted with the grading permit.
- d. A grading bond of \$2,000/acre of disturbed area shall be provided to the Engineering Division prior to any grading.
- e. All grading shall be in accordance with Article 110.438 Grading Standards.
- f. All disturbed areas left undeveloped for more than 30 days shall be treated with a dust palliative. Disturbed areas left undeveloped for more than 45 days shall be revegetated. Specifications for revegetation procedure and seed mix shall be prepared by a licensed landscape architect.
- g. An updated drainage report prepared by a licensed engineer shall be submitted to the Engineering Division for review and approval. The report shall include the locations, points of entry and discharge, flow rates and flood limits of all 5- and 100-year storm flows impacting both the site and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations and a discussion of and mitigation measures for any impacts on existing offsite drainage facilities and properties.
- h. Any increase in peak stormwater runoff flow rate resulting from the development and based on the 5 year and 100 storm(s) shall be detained onsite.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Name: Mitchell Fink, (775) 328-2050, mfink@washoecounty.us

- i. An updated traffic impact report (reflecting 1,500 seats) shall be submitted for review by the Washoe County Engineering Division and NDOT for the project.
- j. Provide a copy of NDOT's review comments of the Traffic Impact Report.
- k. Regional Road Impact Fees will apply prior to the issuance of Certificate of Occupancy.

Washoe County District Health

3. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Mike Wolf, (775) 775.784.7206, mwolf@washoecounty.us

- a. The applicant is required to obtain a dust control permit from AQMD.

Washoe-Storey Conservation District

4. The following conditions are requirements of the Washoe-Storey Conservation District, which shall be responsible for determining compliance with these conditions.

Contact Name – Jim Shaffer (775) 750-82-72, shafferjam51@gmail.com

- a. The applicant shall work with the Washoe-Storey Conservation District concerning any areas that are revegetated on the site.

State of Nevada Department of Transportation (NDOT)

5. The following conditions are requirements of the State of Nevada Department of Transportation (NDOT), which shall be responsible for determining compliance with these conditions.

Contact Name – Alex Wolfson, NDOT District II, (775) 834-8365

- a. NDOT requests that the striping for the TWLTL to dedicated left turn pocket be revised to remove the striped median in accordance with Figure 3B-7 of the Manual on Uniform Traffic Control Devices (MUTCD).
- b. NDOT requests that as part of the striping revision, the northbound left turn pocket be extended as close as possible to the 890 feet required by NDOT Access Management standards, while still maintaining the full deceleration length required for the southbound left turn movement to Blue Gem Estates.
- c. Any improvements constructed within NDOT right of way will require an occupancy permit. The NDOT District II Permits Office can be contacted for more information regarding occupancy permits at (775) 834-8330

*** End of Conditions ***



Spanish Springs Citizen Advisory Board

Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB. Minutes of the regular meeting of the Spanish Springs Citizen Advisory Board held December 8, 2020, 6:00 p.m. at the Spanish Springs Library at (7100A Pyramid Lake Highway).

1. *CALL TO ORDER/ DETERMINATION OF QUORUM – The meeting was called to order at 6:00 p.m.

MEMBERS PRESENT: Sam Metz, Donald Christensen, Stan Smith, , Ken Theiss.

MEMBERS ABSENT: Matt Lee, Bruce Parks

2. *PLEDGE OF ALLEGIANCE – The pledge was recited.

3. *PUBLIC COMMENT – There were no requests for public comment, Ken Theiss closed the public comment period.

6. DEVELOPMENT PROJECTS- The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: www.washoecounty.us/comdev

6.A. Special Use Permit Case Number WSUP19-0029 (Summit Christian Church) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for a special use permit to allow for grading and expansion of religious assembly uses at 7075 Pyramid Highway. The grading includes $\pm 50,000$ cubic yards of cuts from the site with $\pm 30,000$ cubic yards to be placed on the north end of the site and $\pm 20,000$ cubic yards to be exported. The building expansion will occur over the next fifteen years including a new 40,689 sq. ft. two story worship center, a new 33,064 sq. ft. administrative building, and the addition of 369 parking spaces with the existing buildings being reconfigured. (for Possible Action)

- Applicant\Property Owner: Summit Christian Church
- Location: 7075 Pyramid Hwy
- Assessor's Parcel Number: 083-730-13
- Staff: Julee Olander, Planner, (775) 328-3627; jolander@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on February 6, 2020

- Kerry Rohrmeier, Representative, provided a PowerPoint presentation. She spoke about the proposed project of the expansion of the worship center. She said this has been a long-term plan of expansion.
- MDS zoning with cluster style development.
- 40,689 sq. ft. worship center with seating for 1,500
- 13,060 sq. ft. administrative office building
- Reconfiguration of existing church for family use
- Interior storage
- 369 parking spaces with dark-sky compliant lighting – desert pallet colors
- The property is setback and above Pyramid highway
- She showed images of the proposed expansion

Stan smith asked about traffic. He asked if the ingress and egress can handle the extra cars. Ms.

Rohrmeier said there is a traffic management plan and program. There should be no added impact with this site.

Ken Theiss asked about the turn lanes and semi trucks. Ms. Rohrmeier said the church is working with NDOT. Ken expressed concerns at the whoop-de-dos at the turn lanes and increased traffic.

Donald Christensen asked about the 15-year plan. He said the demographics may be different in 15 years. He said he wants to know the current plan. Lonny Johnson, Project Representative, said the worship will be the majority of the project which they are getting permits for in 2020. He said the administrative offices portion of the project will be deferred for 10 years. It will be a small add-on built later. And a small add-on to storage will come later in about 5 years. He said we are currently trying to get entitlements.

Ms. Rohrmeier said 15 year timeline is to allow them to build out.

Ken said permits are only good for so long. In 15 years, you will need more permits. Lonny said they are requesting only the grading and building permit.

Donald asked for clarification on the 13,000 sq. ft. for an administrative building. He asked if there are other plans for subleasing or other uses. Ms. Rohrmeier said they don't plan to sublet or allow other businesses to operate there. She wanted to clarify the square footage on her PowerPoint for administrative building was not correct. It should be 13,000 sq. ft. not 33,000 sq. ft.

Stan asked about increased traffic. Lonny said they currently have 700 seats. All the seats at the current facility will be moved to the proposed worship building. He said it most likely they won't go to 1,500 seats on the first day, but rather phased into it. Stan said eventually it will be double the current seating. Ms. Rohrmeier said the holidays are when they experience higher attendance than the typical Sunday. She said they are already equipped to deal with that.

Public Comment:

Cynthia Bymers wanted clarification and said there are 700 seats currently, but there will be up to 1500 seats in the proposed project. Ms. Rohrmeier said the current auditorium will be turned into a family area. Cynthia asked about the 30,000 sq. ft. mound. She asked what kind of mound it will be. Ms. Rohrmeier showed on the overview map the location on the mound on the right side of the property, north of the exit. Lonny said it will be graded and sculpted as a natural, meandering, re-vegetated mound with native grass and shrubs. Cynthia asked the height of the mound. Lonny said it will be a 3:1 slope with a max of 10 feet. Cynthia said 30,000 sq. ft. mound is a lot for that location. Lonny said they have to remove extra dirt and will be relocating some of it on the mound and haul the rest off of the property.

Hearing no further requests for public comment, Ken closed public comment period.

MOTION: Stan Smith moved to forward community and Citizen Advisory Board comments to Washoe County staff and recommend approval Special Use Permit Case Number WSUP19-0029 (Summit Christian Church). Sam Metz seconded the motion to recommend approval. Donald Christensen opposed. The Motion carried 3 to 1.

7. *WASHOE COUNTY COMMISSIONER UPDATE- Commissioner Hartung was not in attendance.

8. *CHAIRMAN/ BOARD MEMBER ITEMS - None

9. *GENERAL PUBLIC COMMENT AND DISCUSSION THEREOF –

With no requests for public comment, Bruce Park closed the public comment period.

ADJOURNMENT – Meeting adjourned at 7:12 p.m.

Number of CAB members present: 18

Number of Public Present: 4

Presence of Elected Officials: 0

Number of staff present: 2