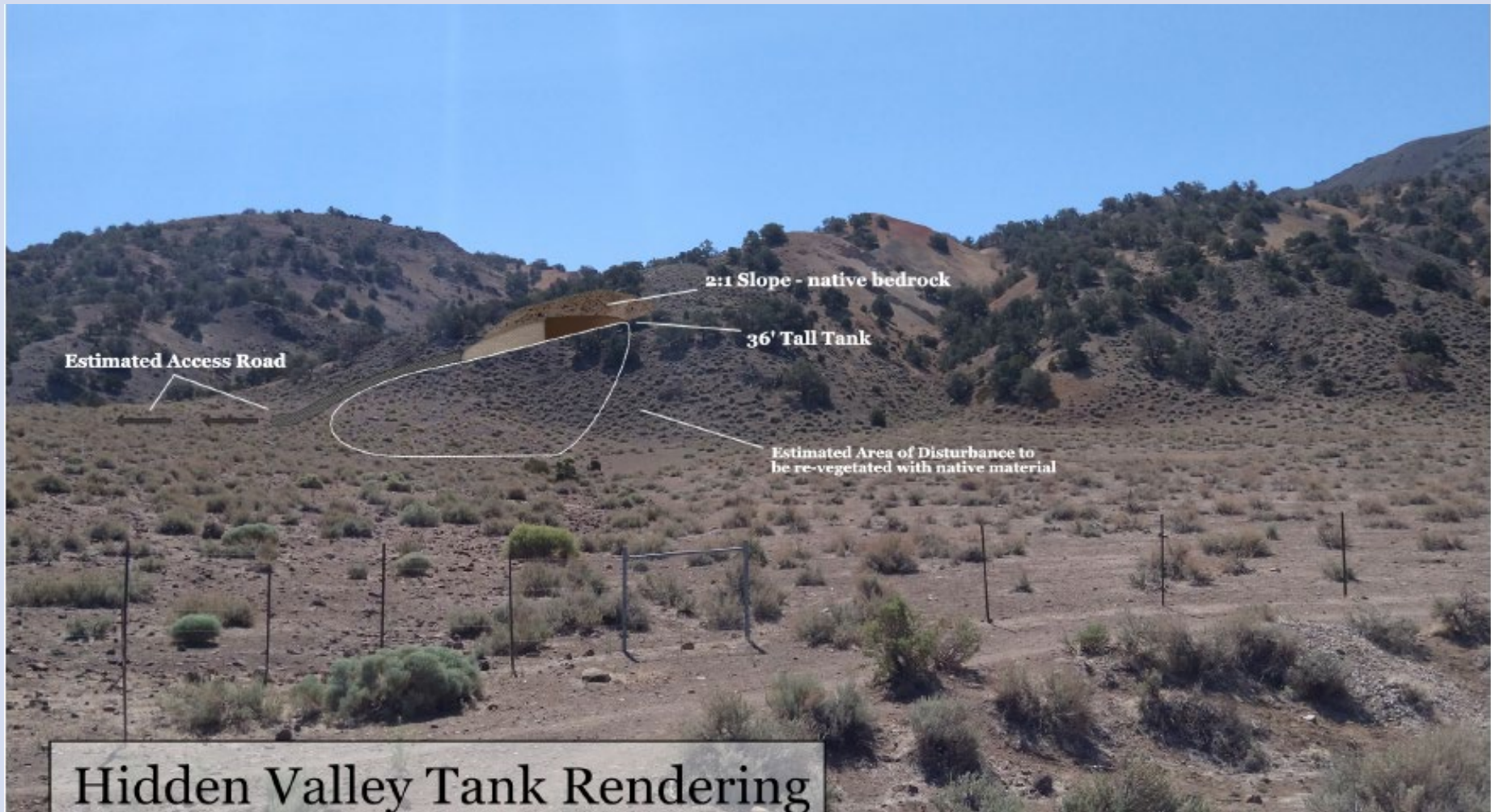




# WSUP21-0007 (Hidden Valley Reclaimed Water Tank)

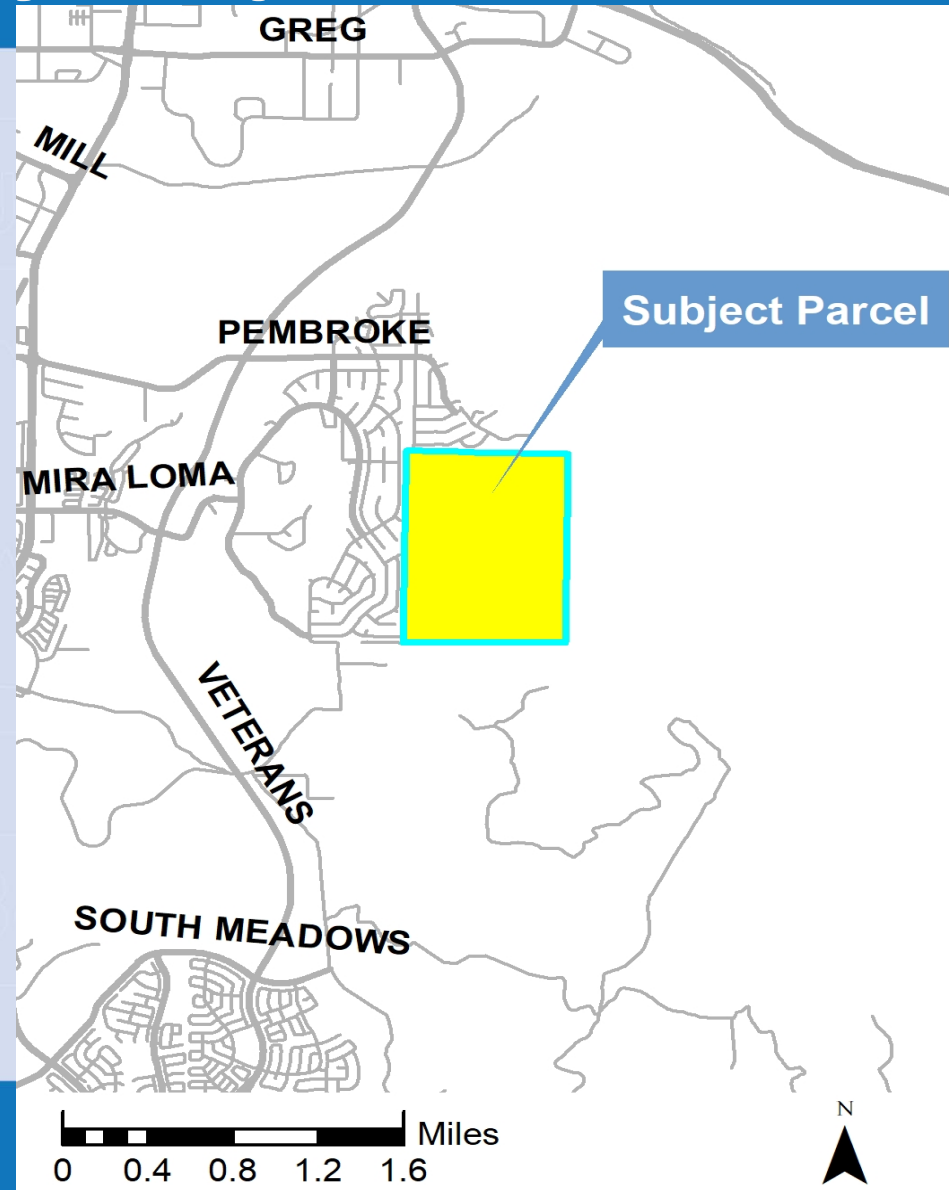


Washoe County Board of Adjustment  
September 2, 2021



# Vicinity Map

- Located within Hidden Valley Regional Park





# Request

- **To allow for a 1,000,000 gallon water tank**
- **Triggers major grading for the following:**
  - Grading of an area more than 4 acres
  - Grading of more than 2 acres on slopes of 15% or greater
  - Excavation of 1,000 cubic yards or more on slopes of 15% or greater
  - Importation of 1,000 cubic yards or more on slopes of 15% or greater



# Request

- **To vary grading standards as part of the request**
  - Removing landscape requirements
  - Allow for slopes greater than 3:1
  - Grading to vary more than 10 feet in elevation
    - Specifically to allow for 32 foot tall retaining walls.

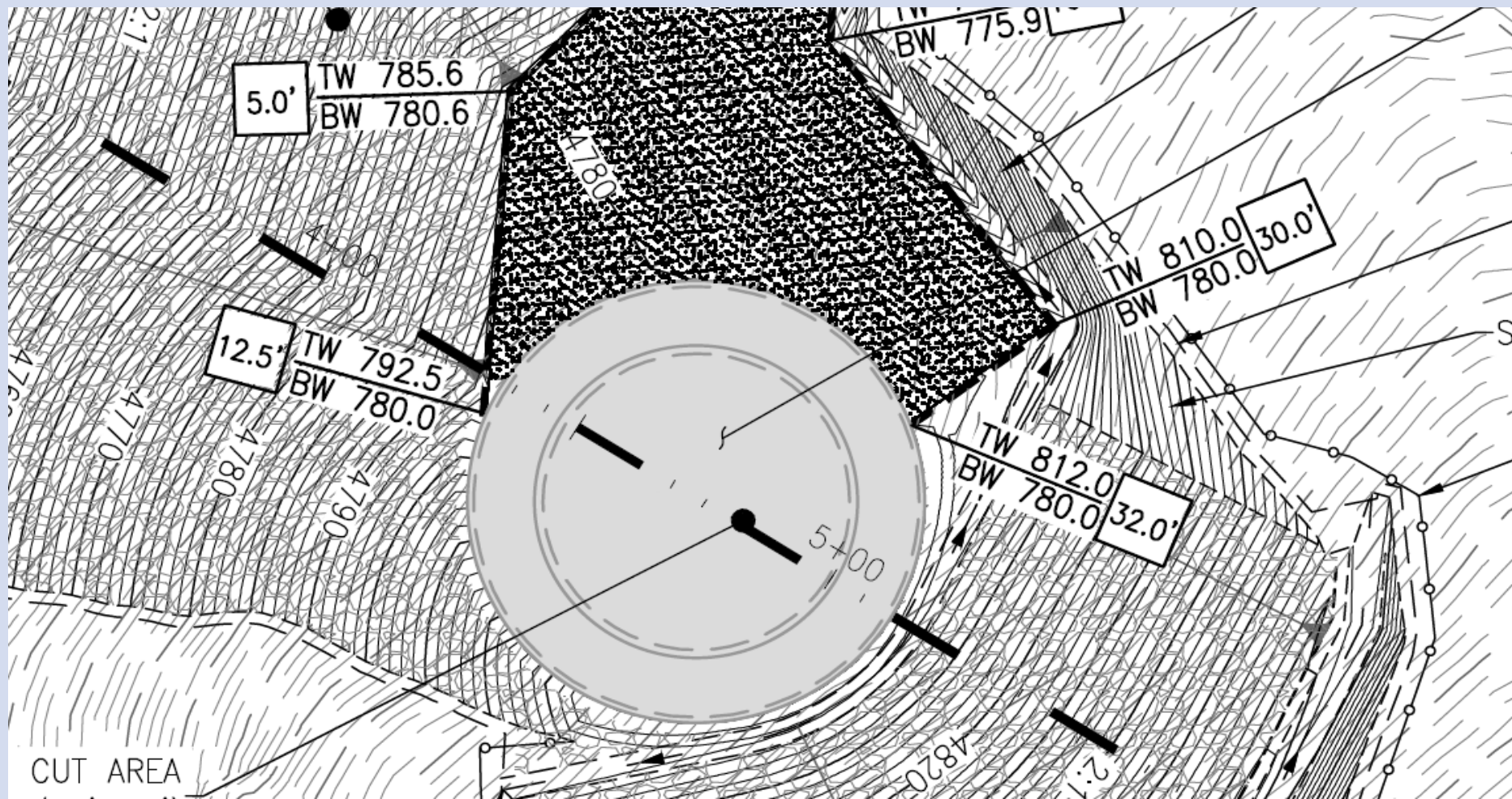


# Request

- **To vary Area Plan modifiers found in Article 212 related to grading.**
  - Allow for slopes greater than 3:1
  - Grading to vary more than 10 feet in elevation
  - To allow for retaining walls greater than 8 feet in elevation



# Site Plan (Closeup)





# Modification Request

- **Landscaping Waiver – Ornamental landscaping would be required to be planted. This is not desirable by park staff, planning staff, or the applicant.**
  - *The applicant will still be required to revegetate all disturbed areas and provide temporary irrigation.*



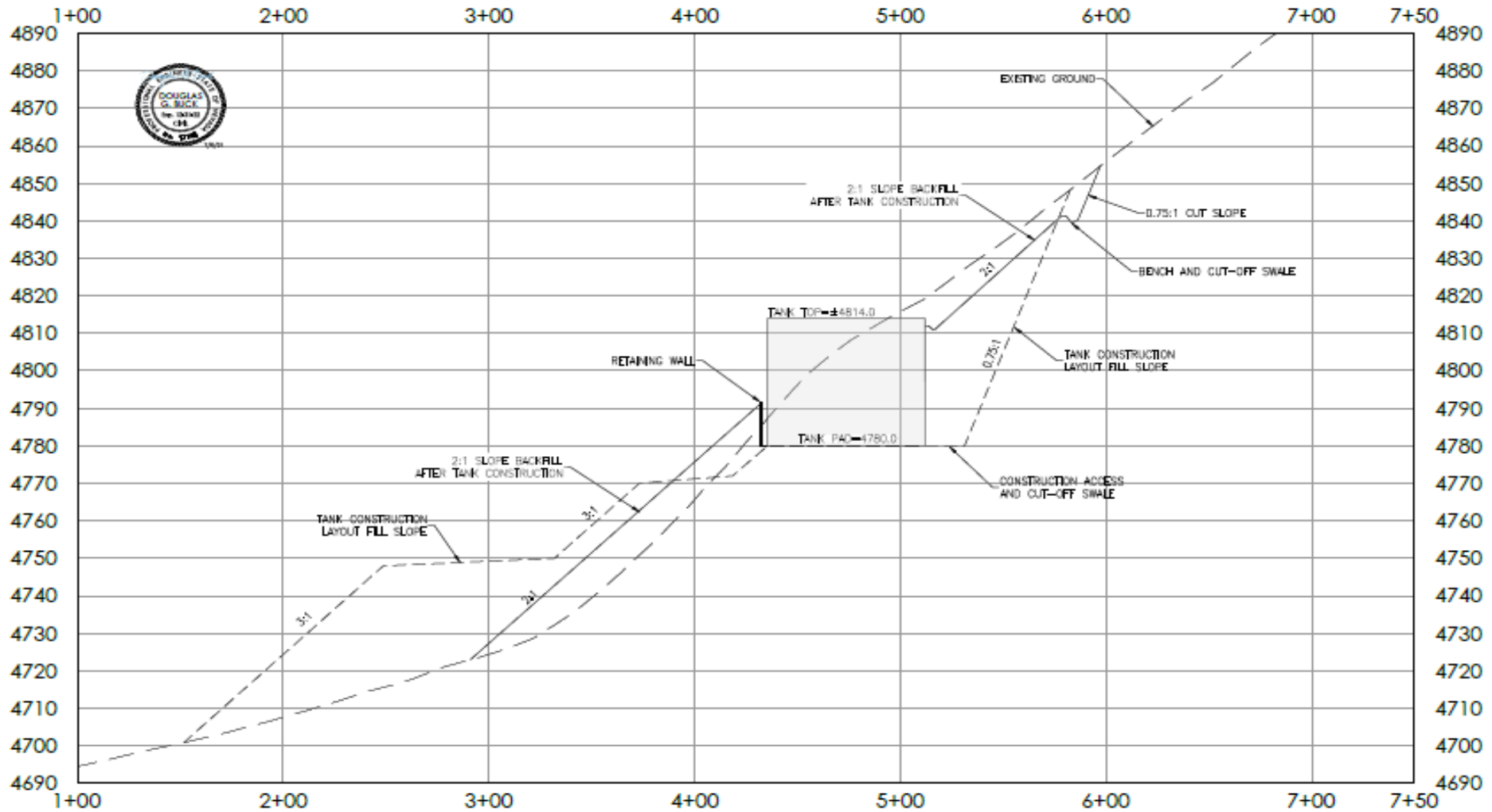
# Modification Request

- **Grading standards to be varied.**
  - Slopes greater than 3:1
  - Retaining walls taller than 8 feet
- **Staff is supportive of the applicant's proposal as construction of a 4:1 or 3:1 slope and requiring the applicant to construct multiple retaining walls with a terrace between would result in significantly more overall ground disturbance.**





# Cut Slope Image





# Public Notice & CAB

- **Notice sent to 223 affected property owners within 500 feet**
- **Received numerous calls and emails related to this project, almost all of which were not supportive of the project.**



# Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP21-0007 for the Hidden Valley Water Tank, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30: