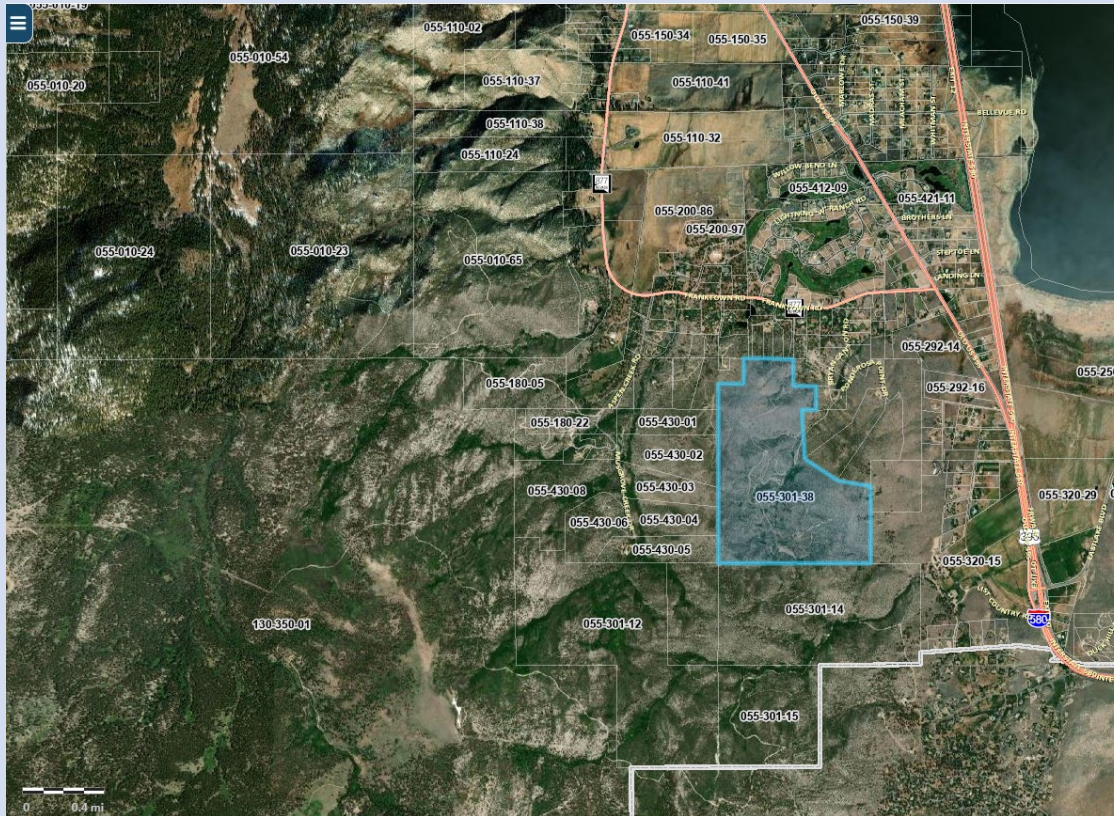




WSUP21-0024

Bryan Canyon Grading



Washoe County Board of Adjustment
Oct 7, 2021

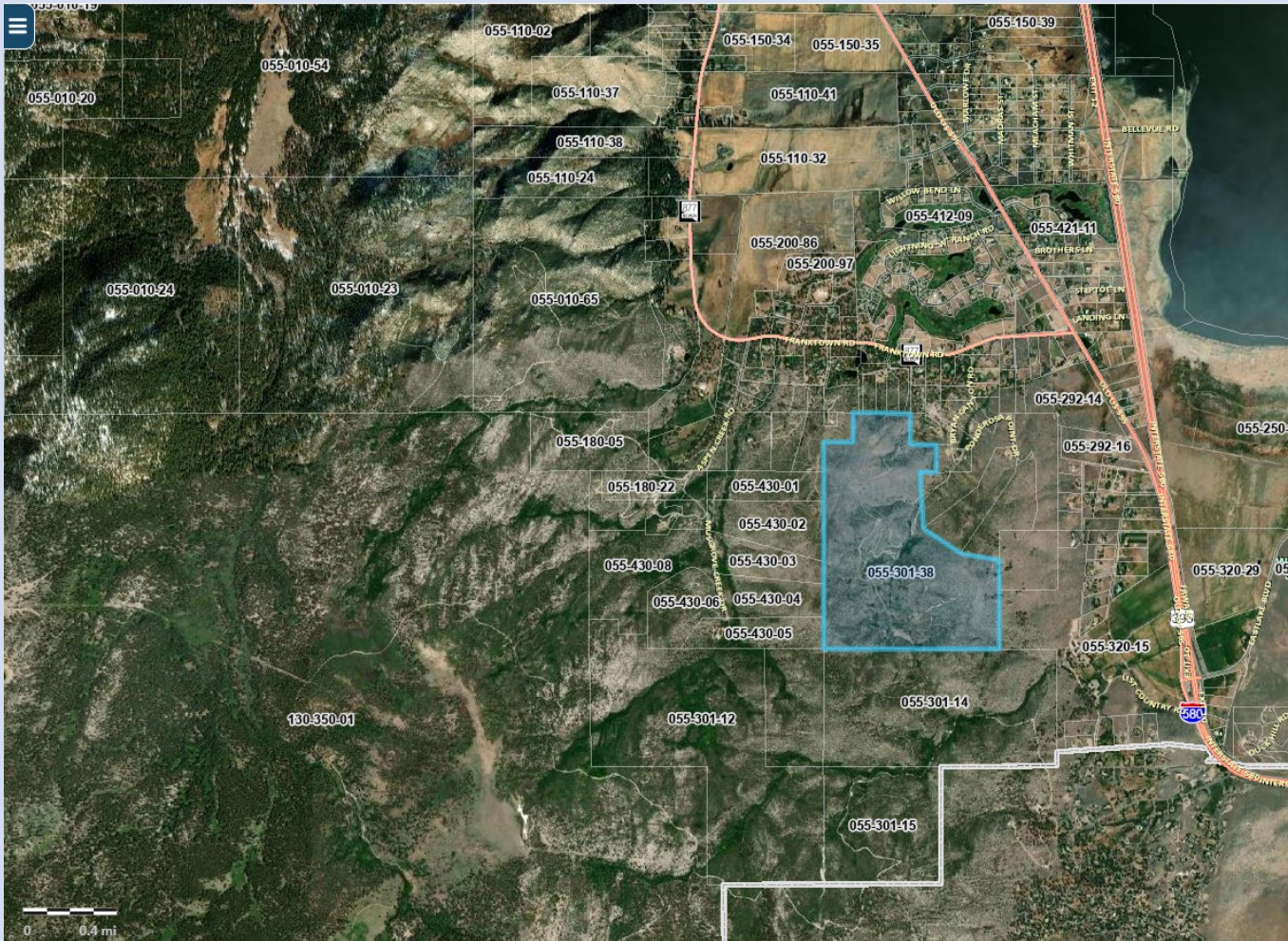


Background/Request

- The applicant is requesting a major grading permit for major grading:
 - 9.6 acres of land disturbance
 - 29,062 cy of cut, 29,003cy of fill
 - Creation of a dam structure
 - 2.9 acre feet of water
 - Request to vary grading standards to allow more than 10ft of difference from natural grade
- This SUP is to correct an illegal grading violation

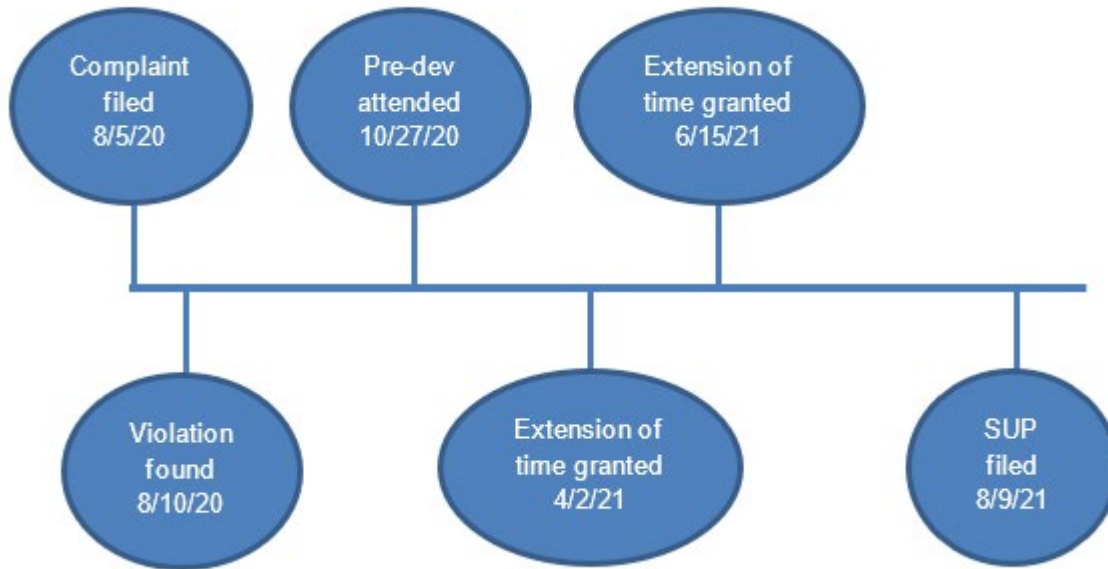


Vicinity Map



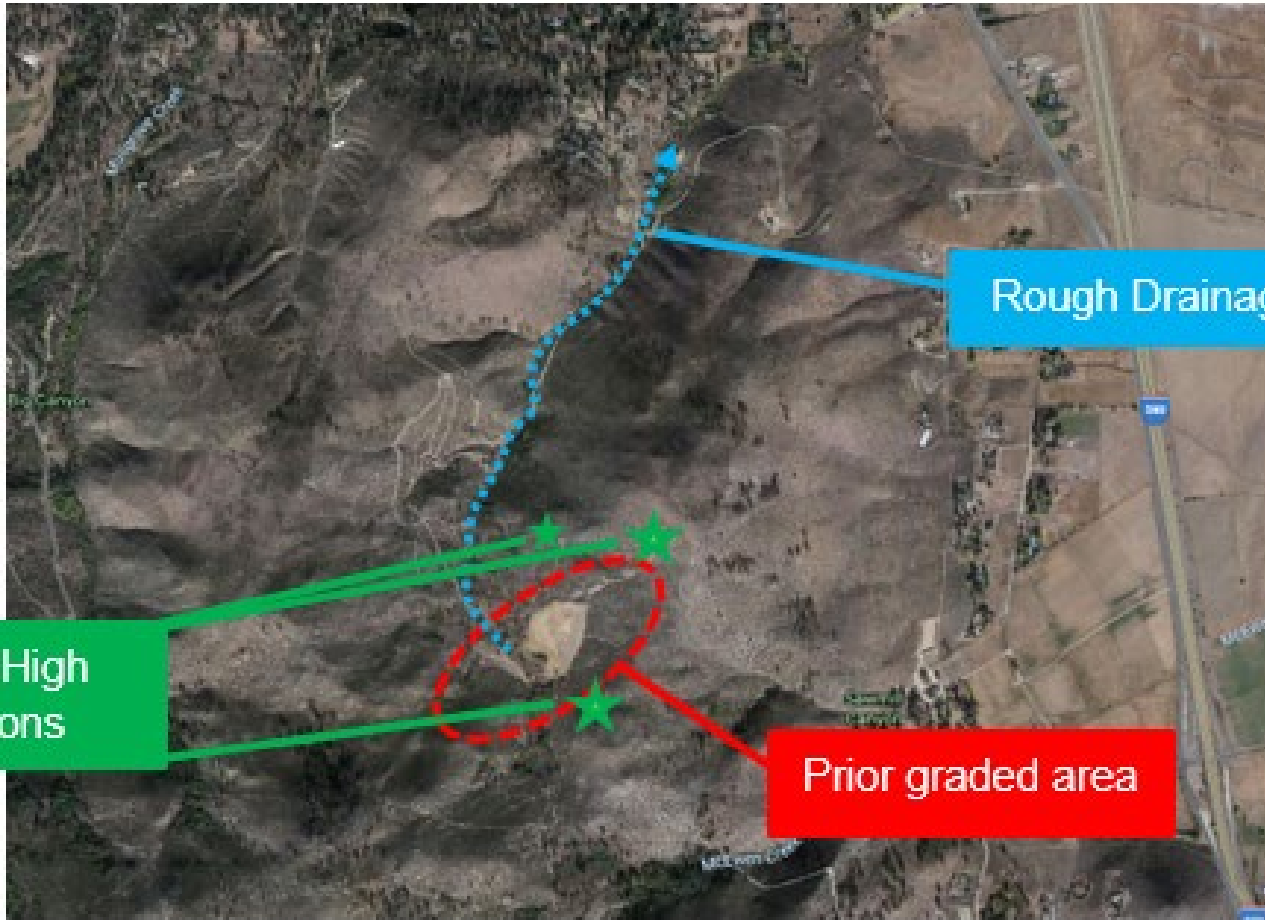


Timeline of Complaint





Current Conditions



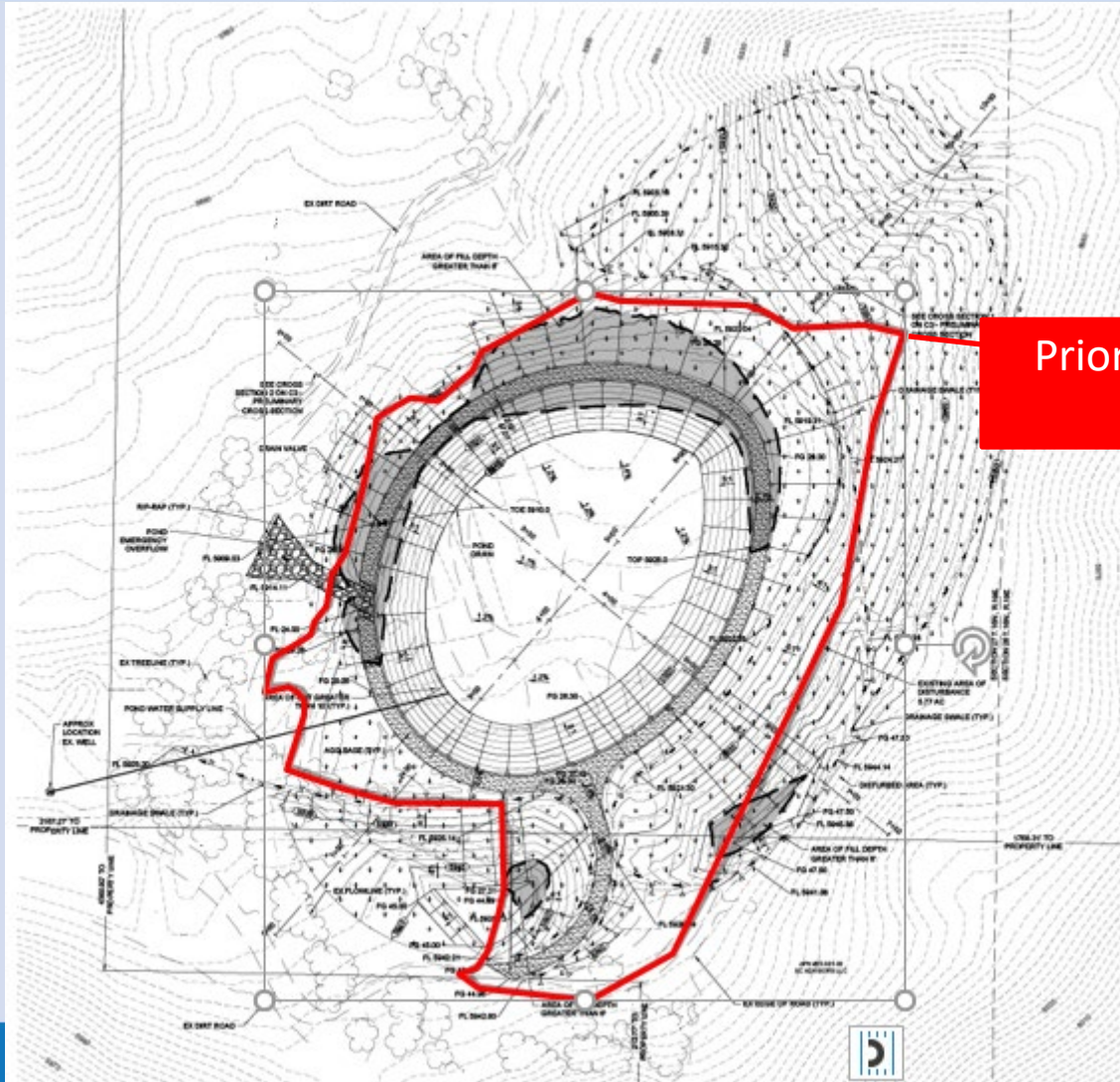
Rough Drainage Pattern

Approximate High Point Locations

Prior graded area



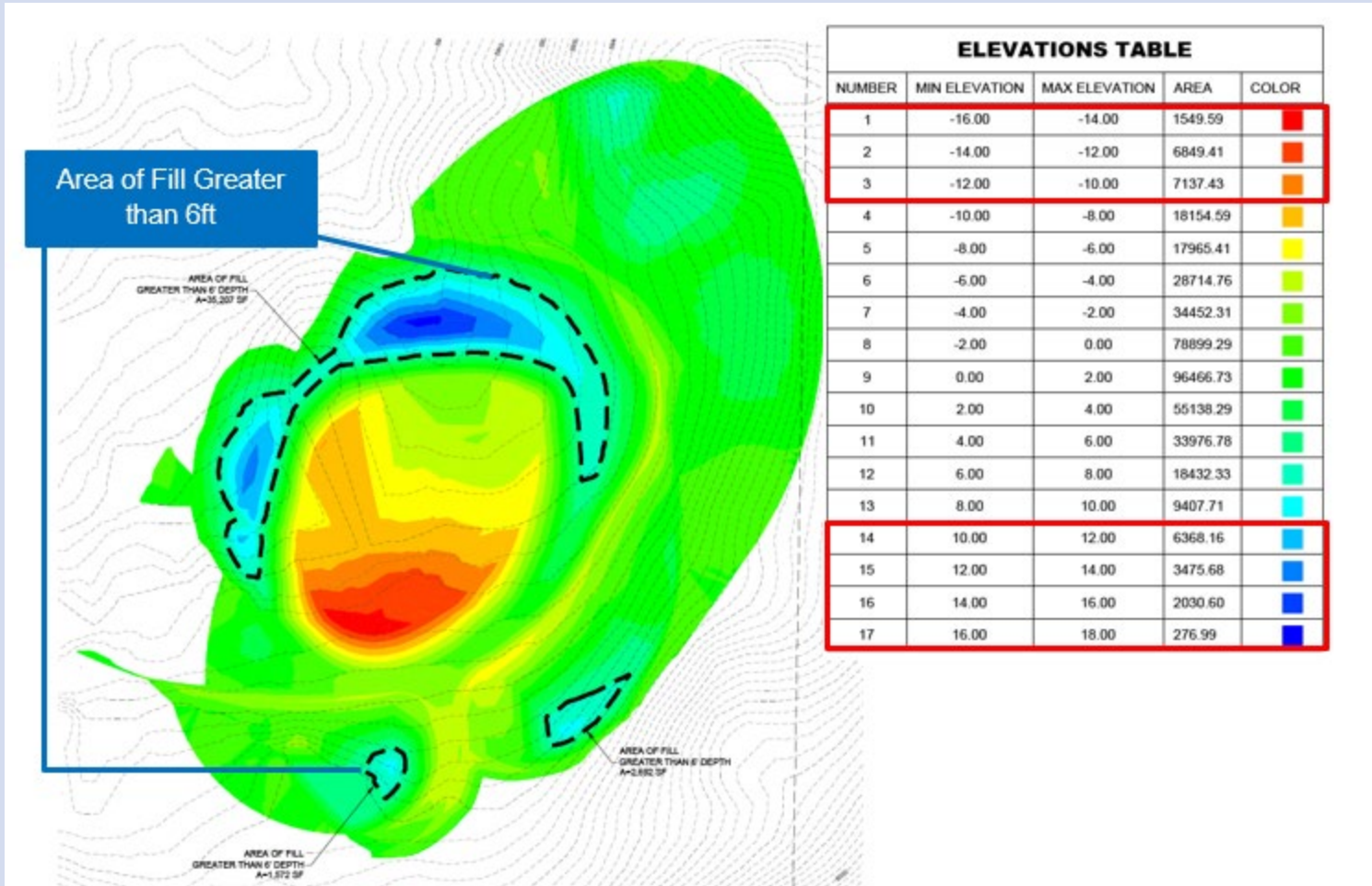
Site Plan



Prior Illegally Graded Boundary



Cut/Fill Plan





Article 438

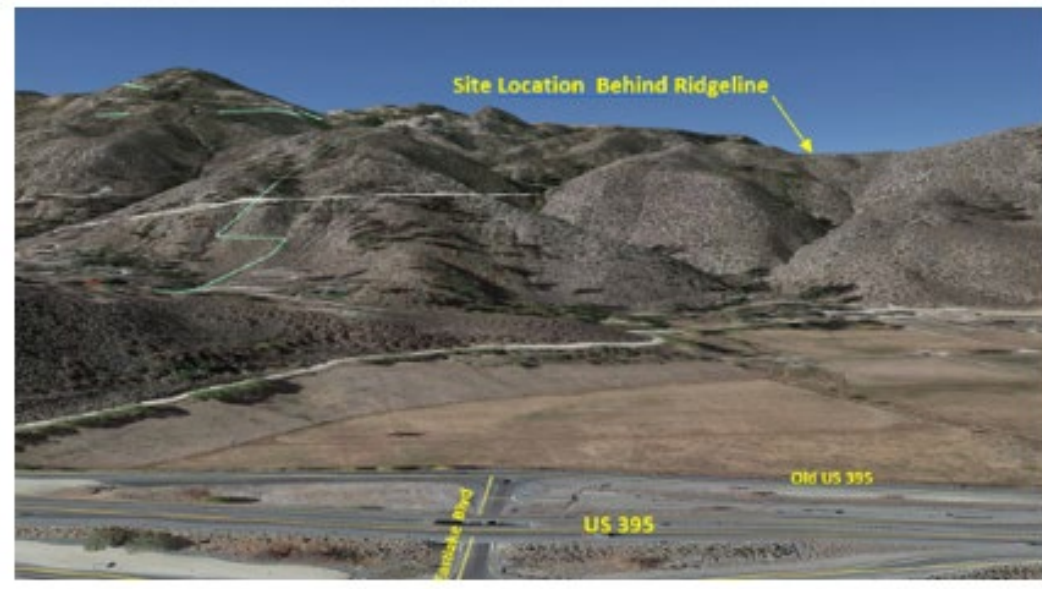
- **Applicant is requesting to vary allowable heights from natural grade**
 - +16ft fills and -16ft cuts for dam
 - Staff recommends varying these heights to retain water
- **Application meets all other required slopes and standards**

| Type of Regulation | Requirements | | | |
|-------------------------------|---------------------------------------|---------------------|---------------------|------------------|
| | Front Yard | Side Yard | Rear Yard | Setback Envelope |
| Slopes | 3:1 | 3:1 | 3:1 | 3:1 |
| Difference from Natural Grade | Proposed to be varied. See Exhibit A. | | | |
| Retaining Wall Height | 4.5ft | 6ft Res/8ft non res | 6ft Res/8ft non res | 10ft |
| Retaining Wall Terrace Widths | Min. 6ft | Min. 6ft | Min. 6ft | Min. 6ft |
| Retaining Wall Bench Widths | Min. 4ft | Min. 4ft | Min. 4ft | Min. 4ft |
| Intersection Angle | 45 degrees | 45 degrees | 45 degrees | 45 degrees |
| Transitions | Contoured | Contoured | Contoured | Contoured |



Visual Impacts

- No anticipated visual impacts





Flood Issues

- **Concerns noted on potential flood impacts**
 - Engineering Conditions:
 - Complete set of construction improvement drawings
 - Provide Dam Permit from Nevada Division of Water Resources or written acknowledgment that no permit is required
 - Detailed hydrology/hydraulic report prepared by a registered engineer.
 - Water Rights Conditions:
 - Applicant shall consult with NDWR to determine if a Dam permit is required and file the requisite application.
- **If no dam permit is required, the following reports may be required per 110.438.36**
 - Soils engineering report
 - Engineering geology report
 - Liquefaction study



Public Notice & CAB

- Notice was sent to 30 affected property owners, 750 feet from the site.





Special Use Permit Findings

1. **Consistency.** 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. **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;
3. **Site Suitability.** That the site is physically suitable for child daycare, and for the intensity of such a development;
4. **Issuance Not Detrimental.** 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. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.



Technical Code Analysis

- Decision making authority on this process is with the ***Board of Adjustment***
- Staff Recommendation is based on:
 - Technical code review
 - Provision of conditions to ensure safe grading outcomes if approved



Recommendation

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Board of Adjustment carefully consider all aspects of Special Use Permit Case Number WSUP21-0024 and the nature of the stringent recommended conditions of approval and approve the requested Special Use Permit.



Possible Motion

- **APPROVAL:** 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 WSUP21-0024 and the request to vary final grade height above 10ft for SC Advisors, LLC, 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