

Washoe County Board of Adjustment

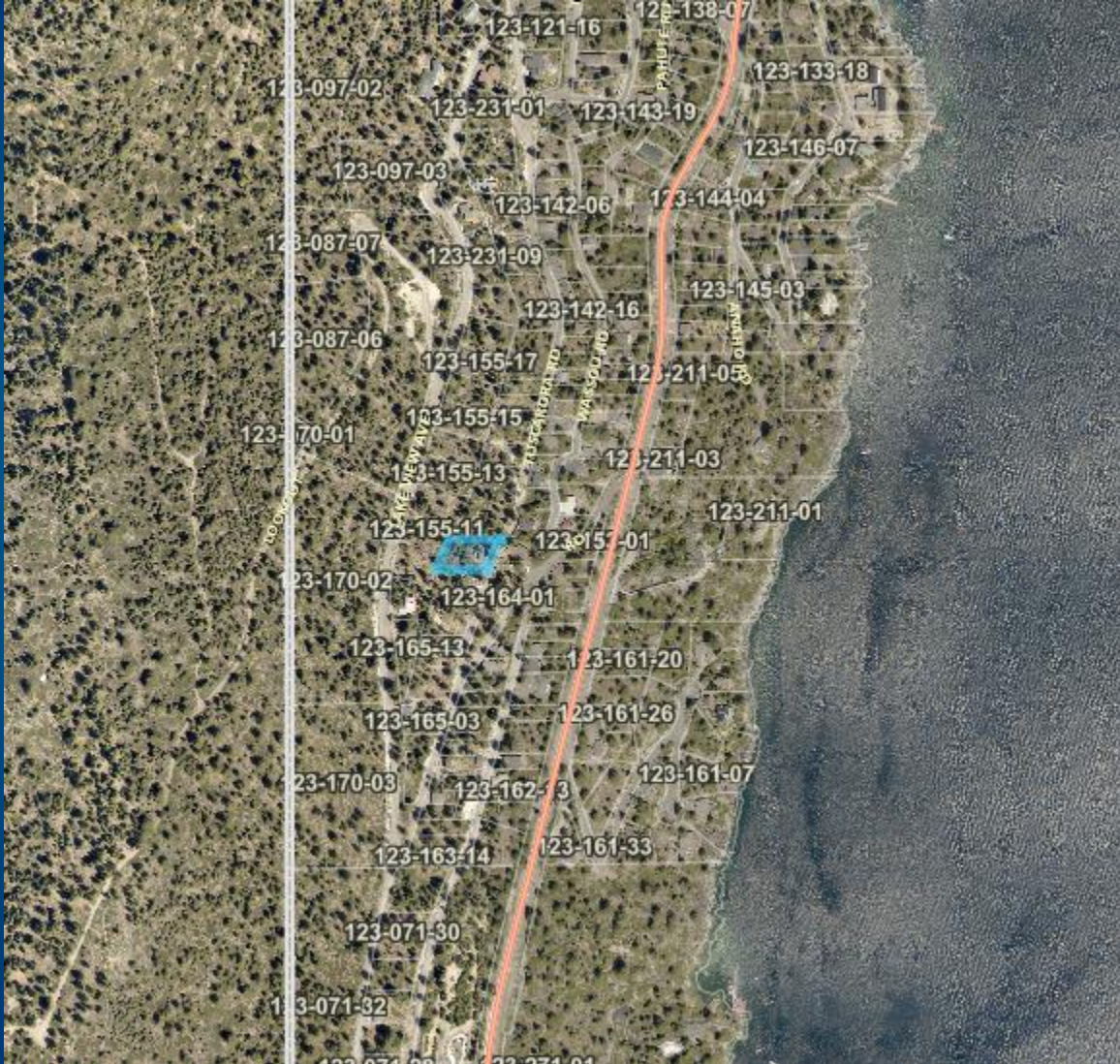


**COMMUNITY
SERVICES DEPARTMENT**

**Special Use Permit Case Number WSUP24-0013
(Geden Teel Dwelling)**

November 7, 2024

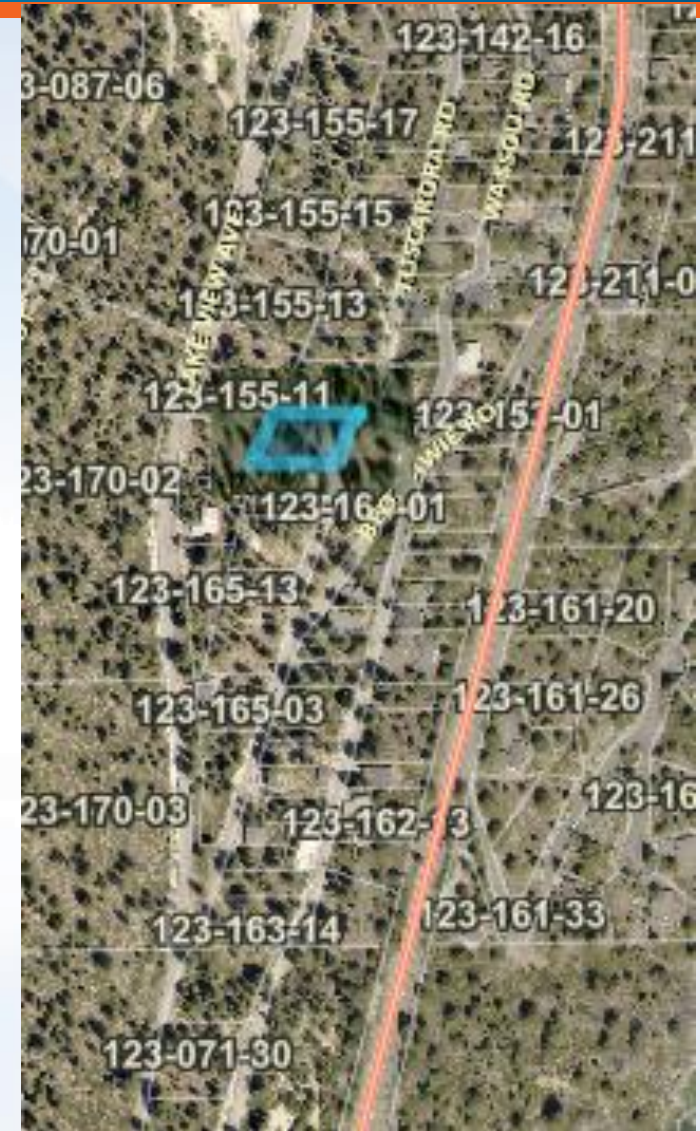
315 Tuscarora Road; APN 123-155-08



Vicinity Map



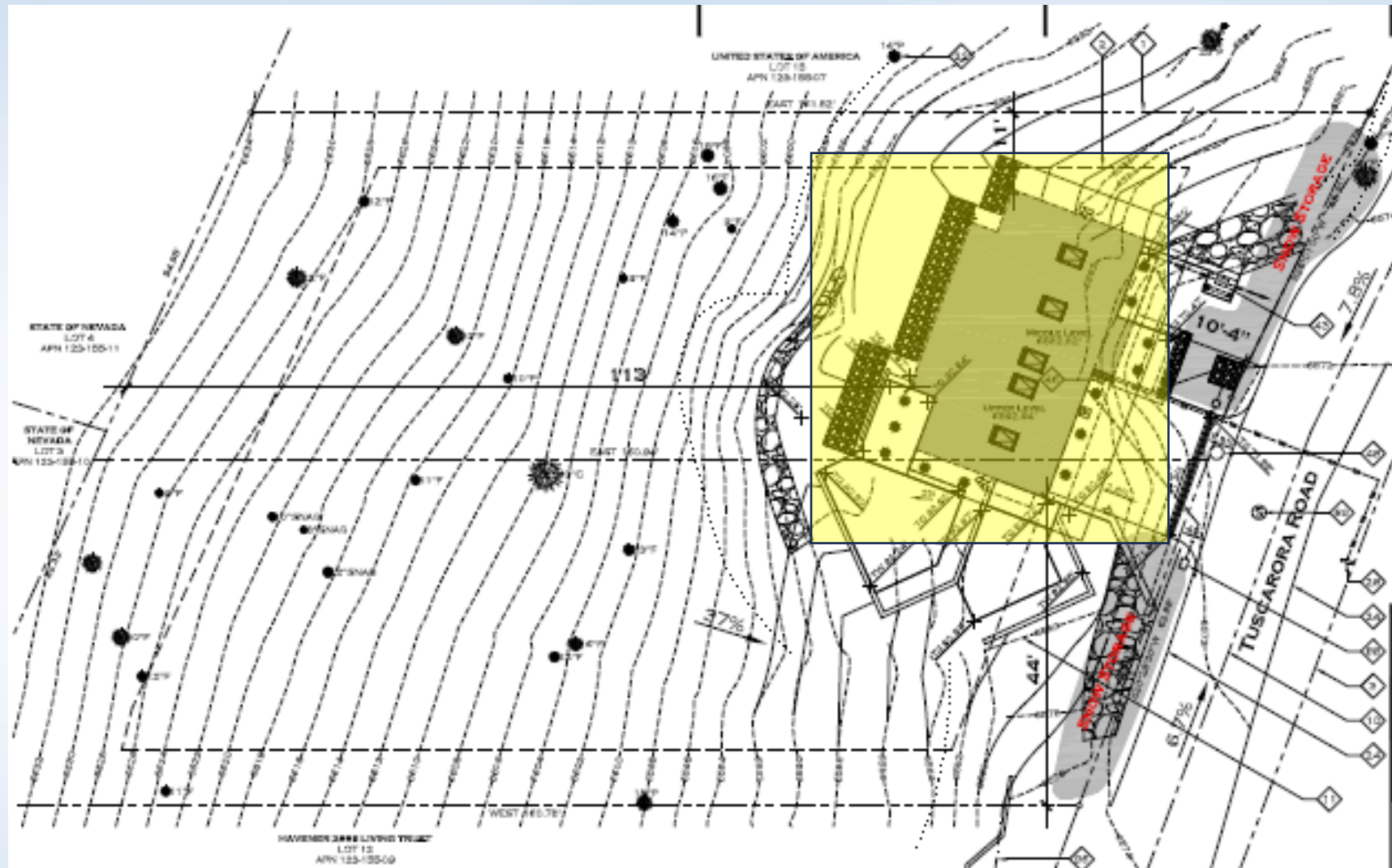
- 0.382-acre parcel
- Surrounding parcels are similarly developed with single-family dwellings, and accessory structures
- Tahoe
- Zoned Crystal Bay (TA_CB)



The request is for:

- A special use permit for the construction of a single-family dwelling pursuant to WCC 110.220.245, Crystal Bay Regulatory Zone.
- WCC 110.220.250, which provides special policies applicable to the Crystal Bay Regulatory Zone, provides in relevant part that, “Due to the **environmental sensitivity of the area, limited emergency access, and geologic hazards**, all further development in this Regulatory Zone shall be subject to a special use permit” and “Due to the sensitivity of the area and the **public safety issues**, all further development will be considered a special use.”

Site Plan



- Existing dwelling on the property built in 1946 and will be demolished.
- Proposed single-family dwelling will be 2,267 square feet plus a two-car garage.
- 30'-7" in height and complies with the Code requirement.
- Required setbacks are twenty (20) feet in the front and rear and eight (8) feet on the sides - proposed residence complies with all side and rear setback requirements.
- A condition of approval 1(e) in Exhibit A sets forth the noise condition – amended to read as follows:
 - *“Prior to the issuance of a building permit for the subject dwelling, an administrative review permit (WCC Section 110.220.60) shall be applied for and issued to allow the reduction in the front yard setback.”*
- A condition of approval 1(e) in Exhibit A sets forth the noise condition – amended to read as follows:
 - *“Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. **Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.”***

Evaluation – Natural Hazards



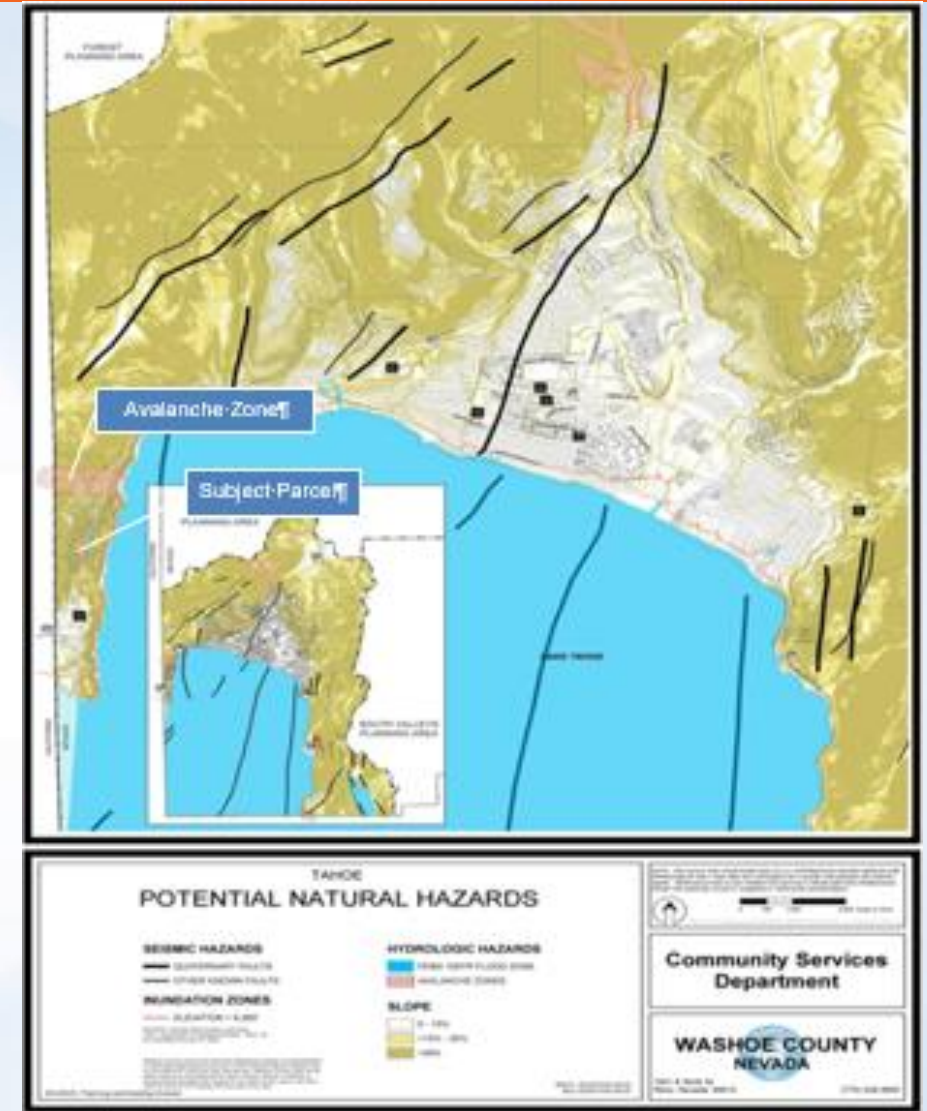
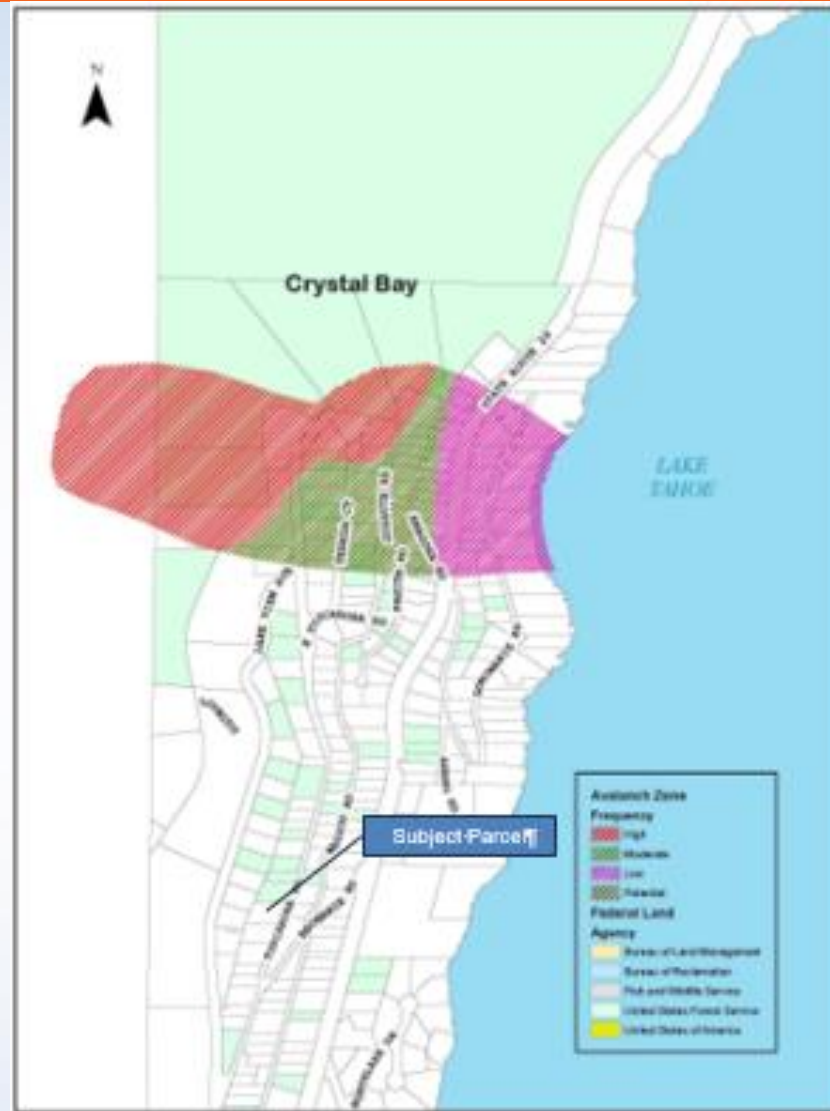
- WCC Section 110.220.125, *Natural Hazards*, states the following shall be review in the Crystal Bay area of the Tahoe Planning Area:
 - Flood
 - Seismic
 - Avalanche
 - Wildfire

Evaluation – Natural Hazards



(c) Avalanche. All development within an identified avalanche hazard area must complete an appropriate geo-technical study as determined by the Washoe County Community Services Department and comply with the study's final recommendations.

- Property is not located within an avalanche hazard area – no geo-technical study is required.



Evaluation – Special Policies



WCC Section 110.220.250, *Crystal Bay Regulatory Zone Special Policies*, states the following special policies will be implemented in the Crystal Bay Regulatory Zone:

“(a) Due to the environmental sensitivity of the area, limited emergency access, and geologic hazards, all further development in this Regulatory Zone shall be subject to a special use permit.”

- *The public safety issues reviewed were: avalanche, fire, seismic activity, flood, and limited emergency access – no concerns were revealed as a result of staff's review.*

“(b) Further encroachment permits onto Highway 28 should be discouraged.”

- *Property is accessed from Tuscarora Road and not from Highway 28.*

“(c) Due to the sensitivity of the area and the public safety issues, all further development will be considered a special use.”

- *Public safety issues present in the area are due to avalanche, fire, seismic activity, flood, and limited emergency access - applicant has applied for this special use permit.*

“(d) Further study of the avalanche danger is required to resolve the avalanche problem and to ensure that new and existing development is consistent with the findings of that study.”

- *As shown on the maps on prior slide, the subject property is not in an avalanche hazard area.*

Reviewing Agencies



- The project application was sent to sixteen (16) agencies for review, including NLTFPD.
- Two (2) agencies (Engineering and IVGID) provided conditions, which are included in Exhibit A of the staff report.
- Conditions included:
 - Construction drawings addressing grading
 - Complying with water and wastewater regulations

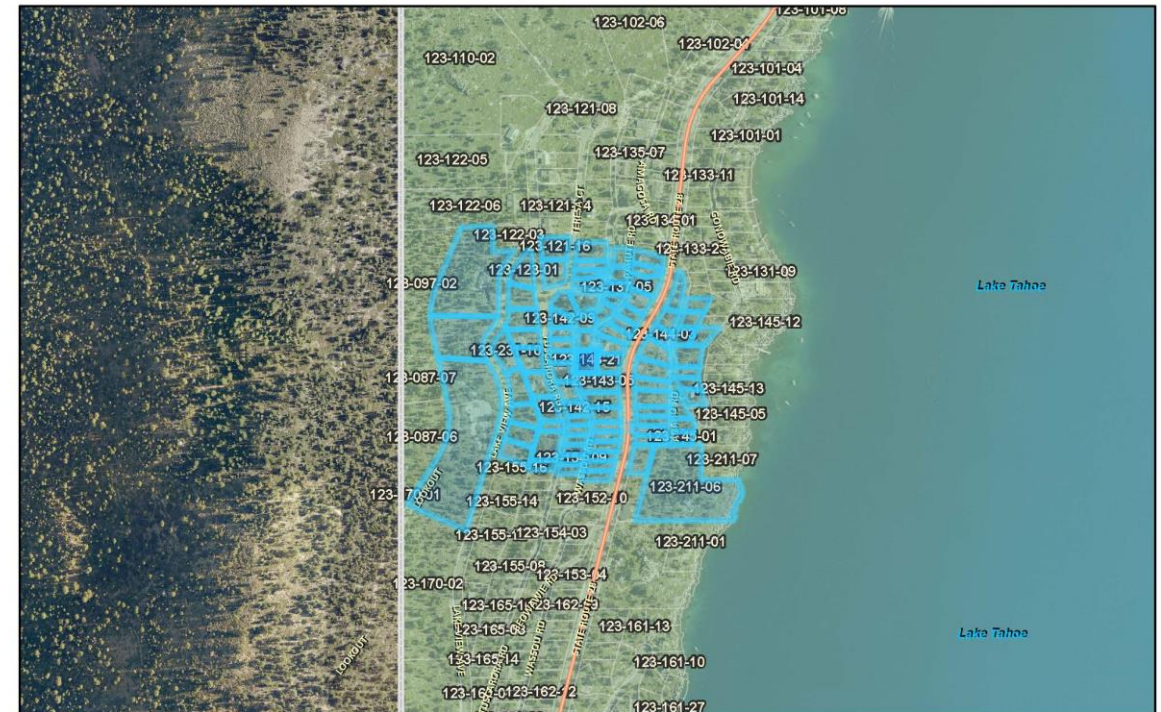
Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		
WCSD Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov ; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		
NNPH Environmental Health	X	X		
AT&T	X			
NV Energy	X			
Southwest Gas (cc Paiute Pipeline)	X			
IVGID	X	X	X	Tim Buxton, tim_buxton@ivgid.org
North Lake Tahoe FPD	X	X		
Tahoe Regional Planning Agency	X			

Public Notice



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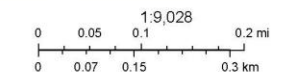
- Thirty-seven (37) parcels noticed
- One (1) public comment received



May 10, 2024

County Commissioner

District 1 - Alexis Hill



Washoe County, Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This information for illustrative purposes only. Not to be used for boundary

Staff is able to make all 5 required findings, as detailed on pages 10 & 11 in the staff report.

- a) 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;
- b) 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;
- c) Site Suitability. That the site is physically suitable for a commercial stable, and for the intensity of such a development;
- d) 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;
- e) 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.

Possible Motion

Staff recommends the Board of Adjustment approve Special Use Permit Case Number WSUP24-0013 and provides the following 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, *including amended condition 1(e) and the addition of condition 1(f)*, Special Use Permit Case Number WSUP24-0013 for Bradley Geden and Michelle Teel, 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.

Thank you

Tim Evans, Planner
Washoe County CSD – Planning Division
TEvans@washoecounty.gov
775-328-2314



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