

Ophir Hill – Special Use Permit (WSUP22-0027)

WC Board of Adjustment – Public Hearing

July 6, 2023 at 1:30 p.m.

Project summary:

- This is a **Special Use Permit** (SUP) for major grading to include:
 - a) removal of excess rock being transported to another location (from a closed excavation company), and*
 - b) restoring the site while preparing it for a four-unit subdivision.*
- The project (11.29 acres) includes a four-lot subdivision with a new shared private road. Grading will include the road, elevated building pads, driveways for each lot, and drainage (culverts with a stormwater basin).
- In 2021, the Parcel Map Review Committee approved a 4-lot parcel map (now expired) with conditions that require a grading plan for the lots. This SUP includes that grading plan. We are concurrently processing a new parcel map.
- **Community Outreach:** Our applicant team hosted community meetings on February 20th, 2023 and another one prior on August 8th of 2022.
- We agree with staff in making the 4 legal findings in support: 1) *Consistency* with the MP & SVAP; 2) *Improvements:* adequate public facilities existing or planned for; 3) *Site Suitability:* The site is physically suitable for the development; and 4) *Issuance not Detrimental:* not injurious to public health or the property, or adjacent properties or a detriment to the character of the area

MAKAYLA WAY

MARANTHA RD

OPHIR HILL RD

I-580

OLD US 395



SITE

Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss Ophir Hill Special Use Permit (SUP), a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

5:30 p.m., Monday, February 20th, 2023

Zoom Meeting (Virtual format only)

Project Description:

This project is located at the end of Ophir Hill Road near the intersection of Old US 395, parcel number(s) 046-032-02,04,05. This project is a revised SUP for grading, restoration of the site and exporting excess materials. This is presented as a restoration project that involves a grading request for $\pm 25,000$ cubic yards of export to remove earthwork materials from the closed excavation company. The intended future use is to create 4 single family lots on the property.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: John Krmptic at KLS Planning & Design, johnk@klsdesigngroup.com or text or call 775-857-7710.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Julee Olander, 775-328-3627, or jolander@washoecounty.us. please use the following link to join the Zoom meeting:

<https://us02web.zoom.us/j/85705033725?pwd=MlBSalRoeEhwOG5BTmhmYUpYWwFiUT09>

Meeting ID: 857 0503 3725, Passcode: 684639

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

Noticing Map for the 2/20/23 Community Meeting: 48 parcels noticed within 2,000' of the site

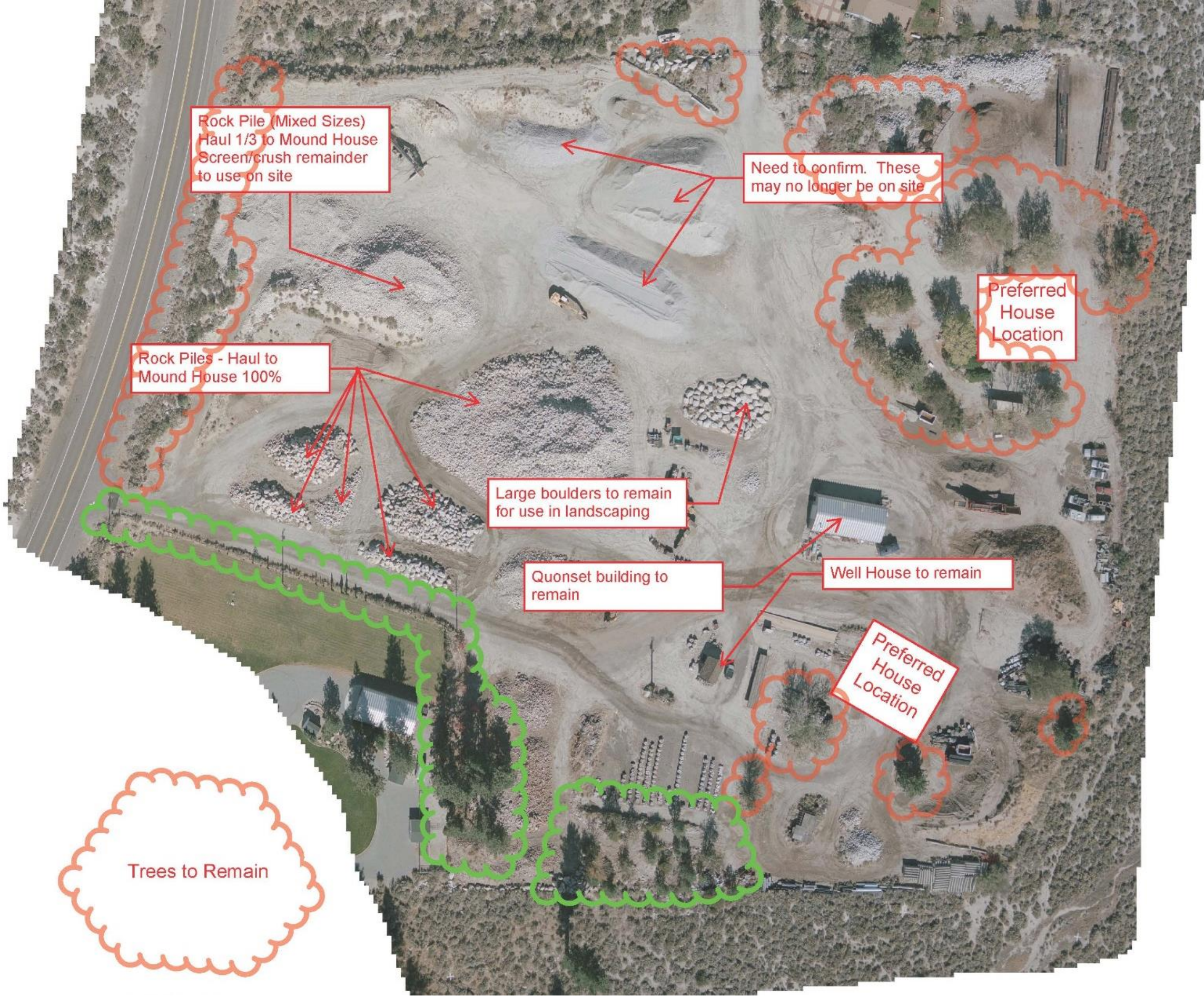
3 people attended and asked the following questions:

- a) Are the rock piles gong to be removed?
- b) Will the trees along the highway remain?
- c) Timeline for removal of materials?



North end of the site facing South





Rock Pile (Mixed Sizes)
Haul 1/3 to Mound House
Screen/crush remainder
to use on site

Need to confirm. These
may no longer be on site

Preferred
House
Location

Rock Piles - Haul to
Mound House 100%

Large boulders to remain
for use in landscaping

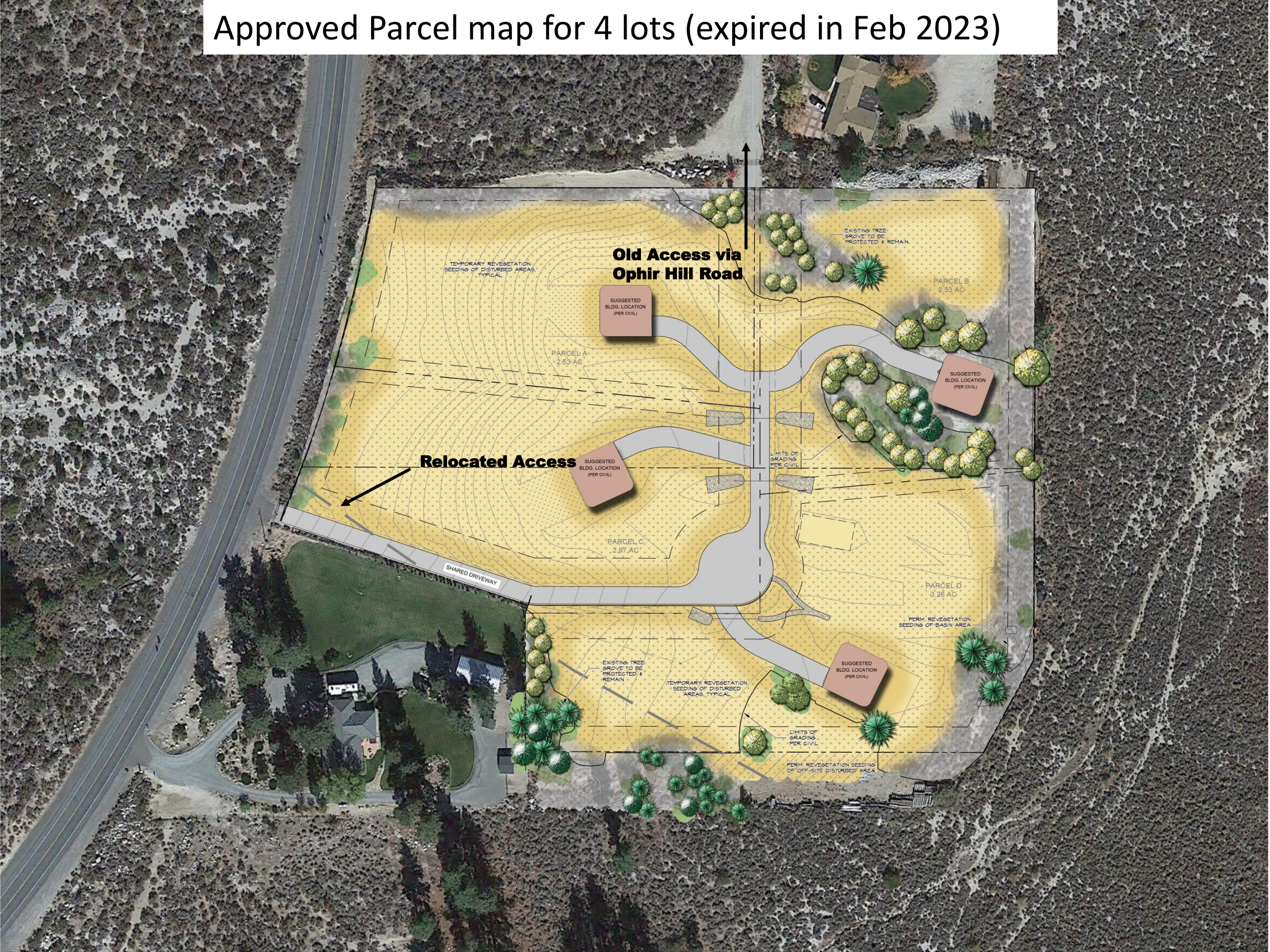
Quonset building to
remain

Well House to remain

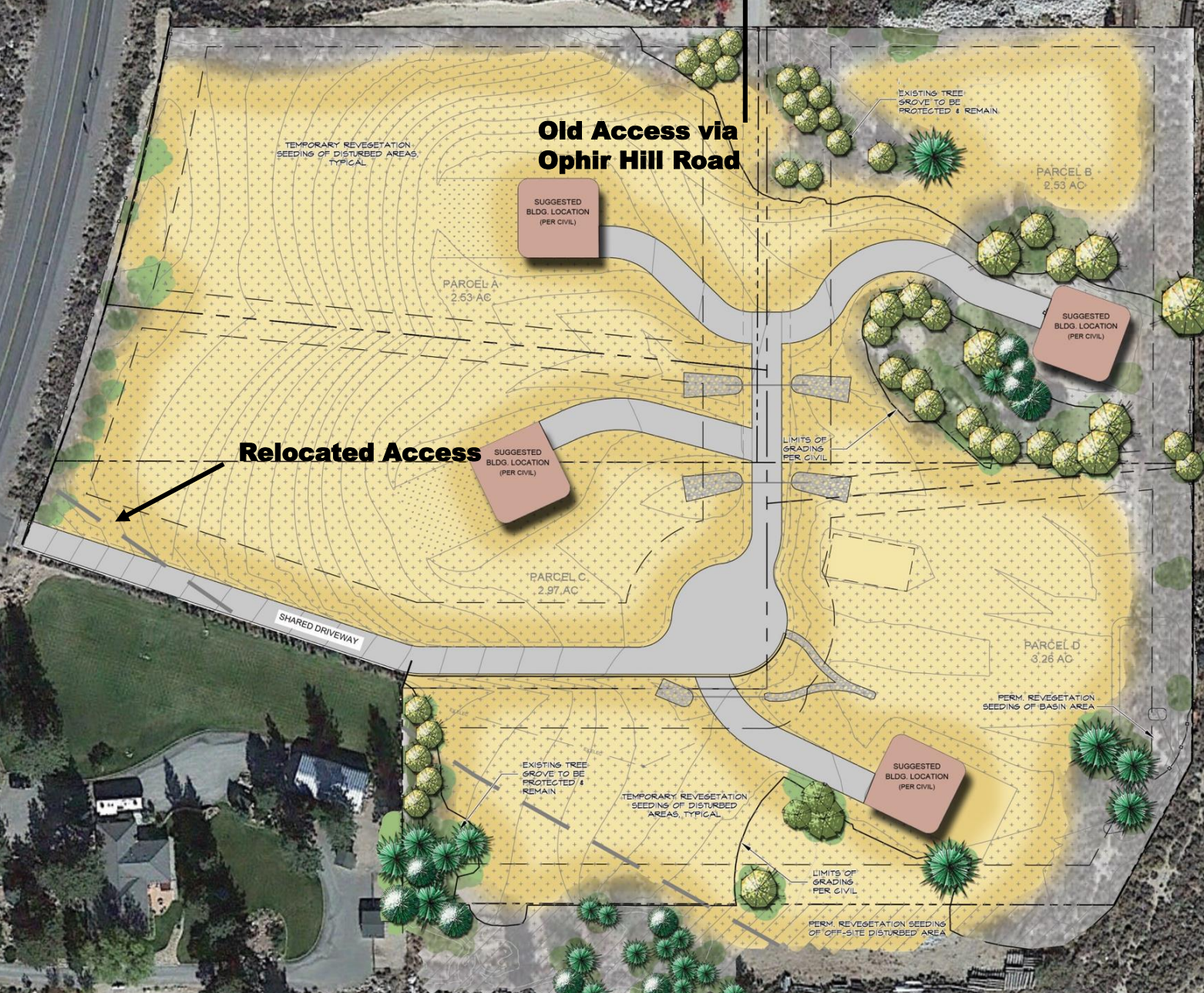
Preferred
House
Location

Trees to Remain

Approved Parcel map for 4 lots (expired in Feb 2023)



Approved Parcel map for 4 lots (expired in Feb 2023)



**Old Access via
Ophir Hill Road**

Relocated Access

PARCEL A
2.53 AC

PARCEL B
2.53 AC

PARCEL C
2.97 AC

PARCEL D
3.26 AC

SHARED DRIVEWAY

SUGGESTED
BLDG. LOCATION
(PER CIVIL)

SUGGESTED
BLDG. LOCATION
(PER CIVIL)

SUGGESTED
BLDG. LOCATION
(PER CIVIL)

SUGGESTED
BLDG. LOCATION
(PER CIVIL)

TEMPORARY REVEGETATION
SEEDING OF DISTURBED AREAS,
TYPICAL

EXISTING TREE
GROVE TO BE
PROTECTED & REMAIN

EXISTING TREE
GROVE TO BE
PROTECTED &
REMAIN

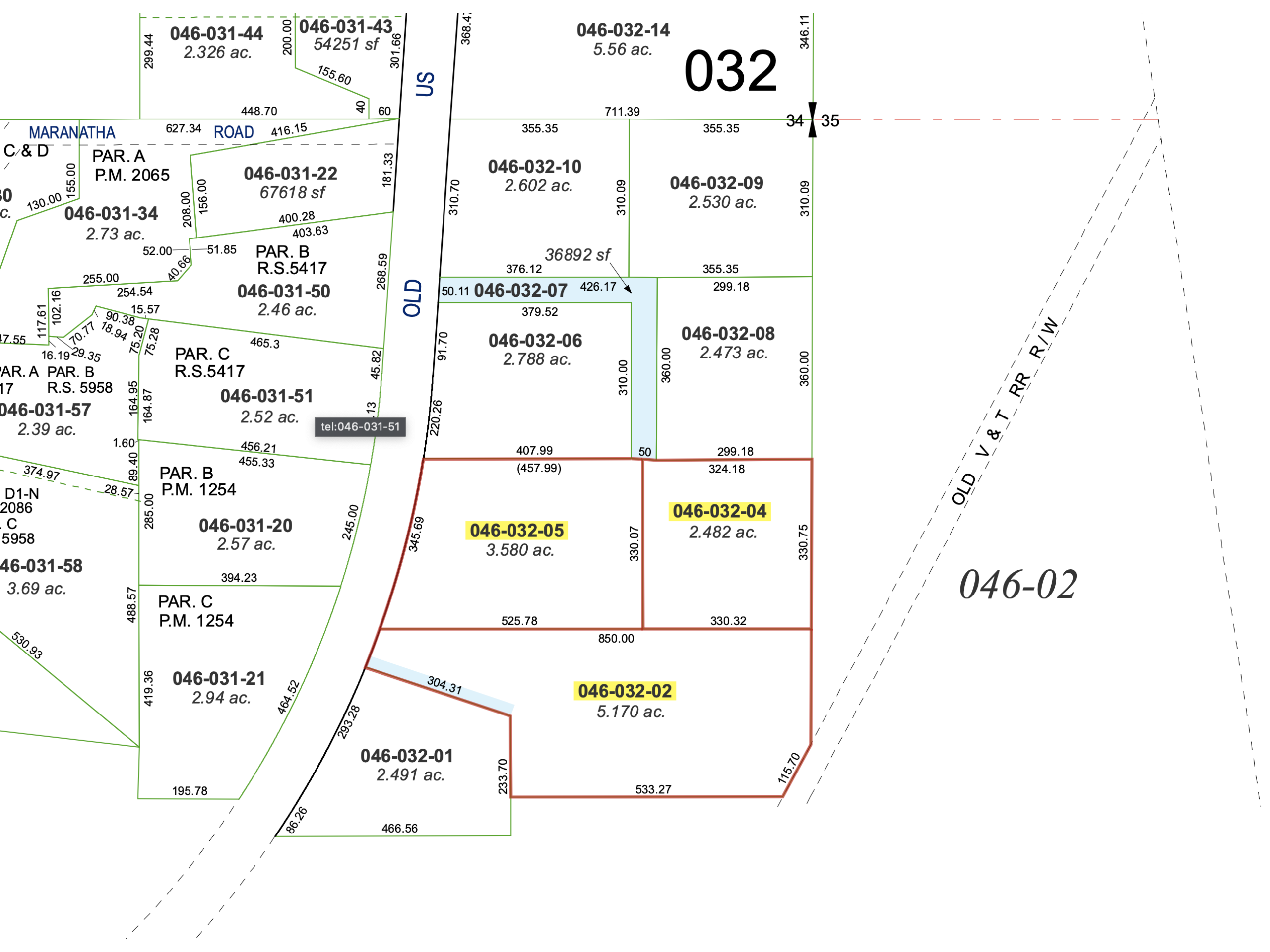
TEMPORARY REVEGETATION
SEEDING OF DISTURBED
AREAS, TYPICAL

PERM. REVEGETATION
SEEDING OF BASIN AREA

LIMITS OF
GRADING
PER CIVIL

PERM. REVEGETATION SEEDING
OF OFF-SITE DISTURBED AREA

LIMITS OF
GRADING
PER CIVIL



046-031-44
2.326 ac.

046-031-43
54251 sf

046-032-14
5.56 ac.

032

MARANATHA ROAD

US

34 35

PAR. A
P.M. 2065

046-031-22
67618 sf

046-032-10
2.602 ac.

046-032-09
2.530 ac.

046-031-34
2.73 ac.

PAR. B
R.S.5417

046-031-50
2.46 ac.

046-032-07
36892 sf

046-032-08
2.473 ac.

PAR. C
R.S.5417

046-031-51
2.52 ac.

tel:046-031-51

046-032-06
2.788 ac.

PAR. A
R.S. 5958

046-031-57
2.39 ac.

PAR. B
P.M. 1254

046-031-20
2.57 ac.

046-032-05
3.580 ac.

046-032-04
2.482 ac.

D1-N
2086

C
5958

046-031-58
3.69 ac.

PAR. C
P.M. 1254

046-031-21
2.94 ac.

046-032-02
5.170 ac.

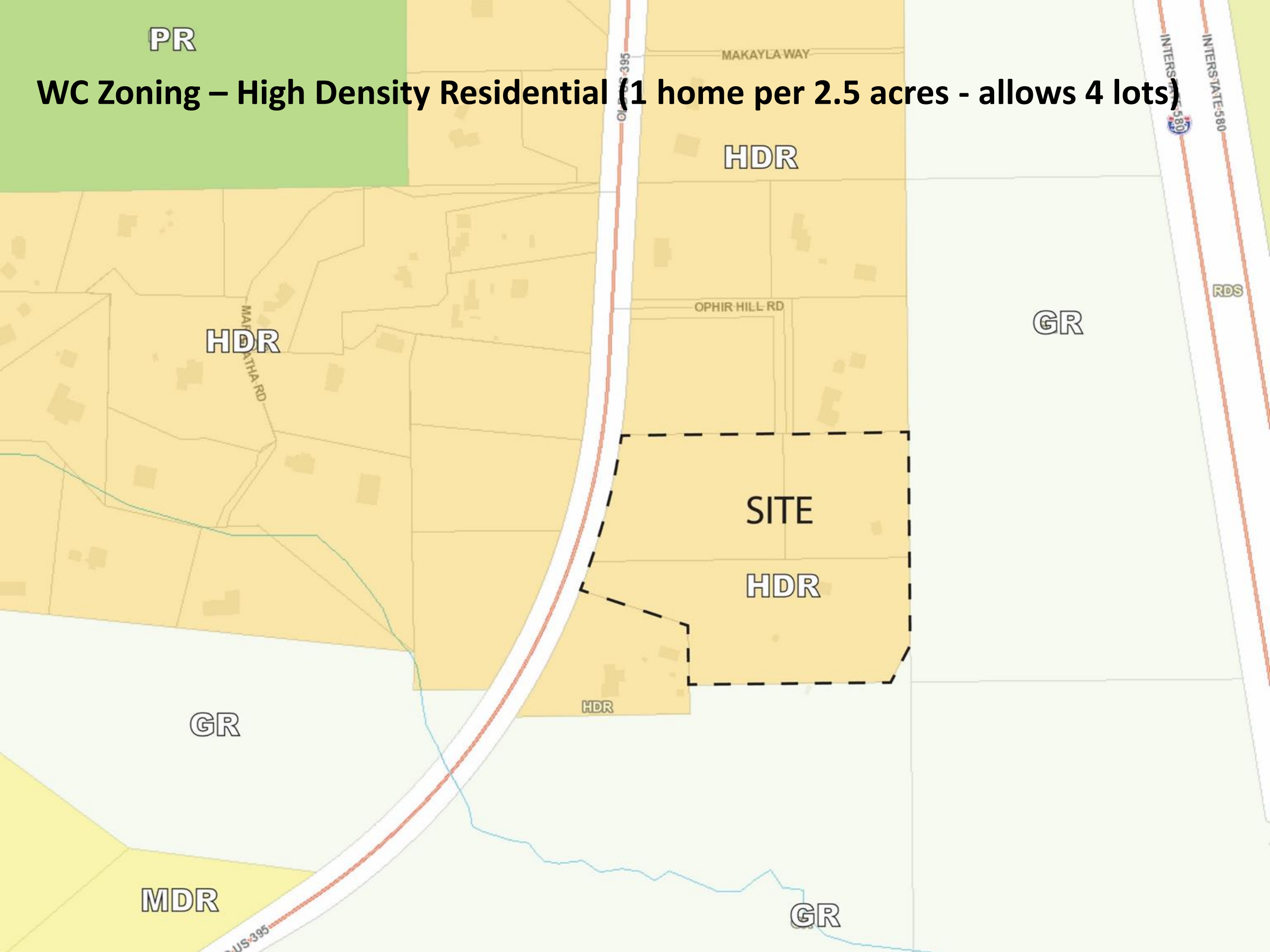
046-02

046-032-01
2.491 ac.

OLD V & T RR R/W

PR

WC Zoning – High Density Residential (1 home per 2.5 acres - allows 4 lots)



MAKAYLA WAY

HDR

OPHIR HILL RD

GR

SITE

HDR

HDR

HDR

GR

MDR

GR

Contacts

Civil Engineer

Ed Thomas, P.E.

Senior Engineer

Lumos & Associates

ethomas@lumosinc.com

Planning Consultant

John Krmpotic

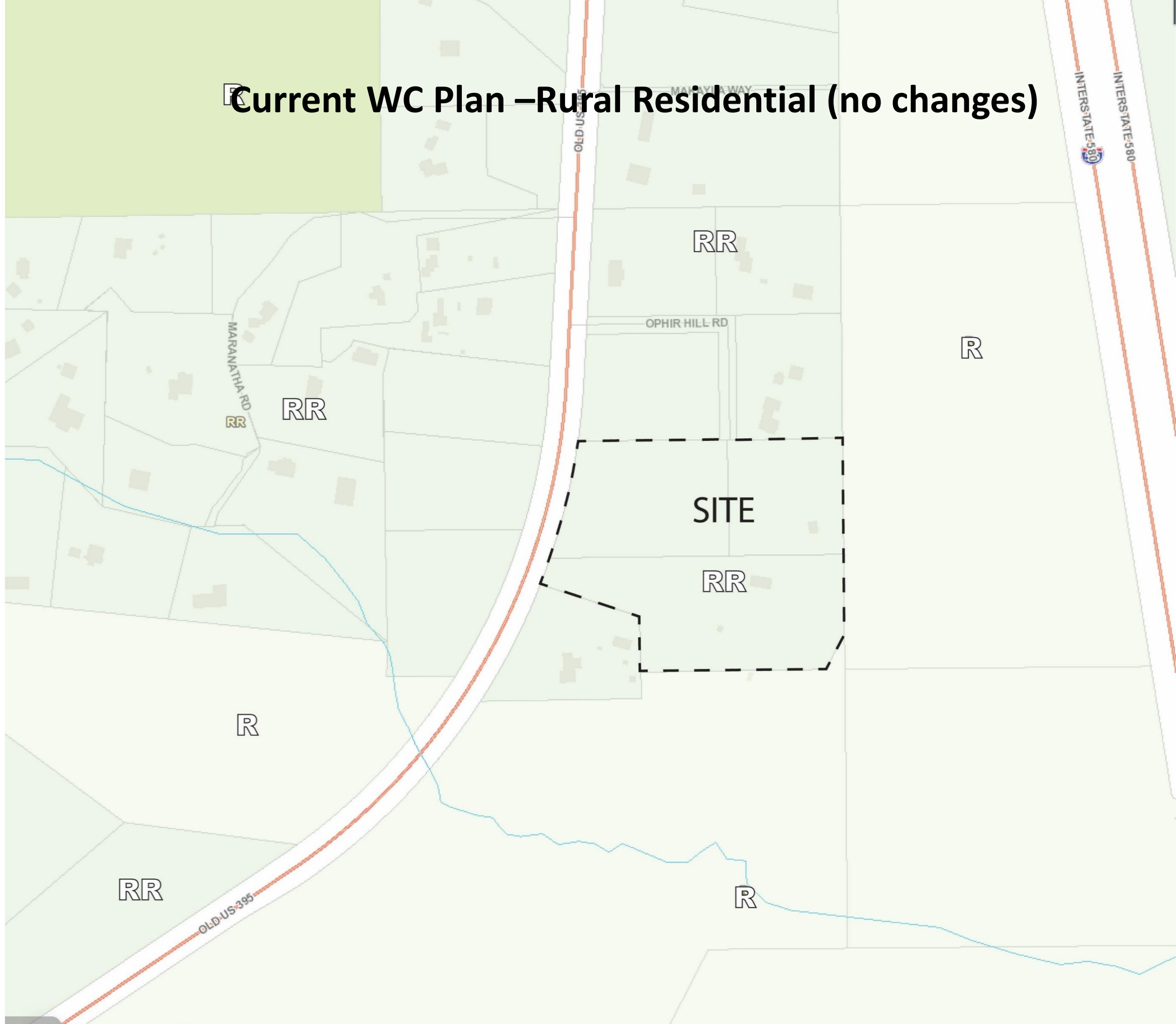
KLS Planning

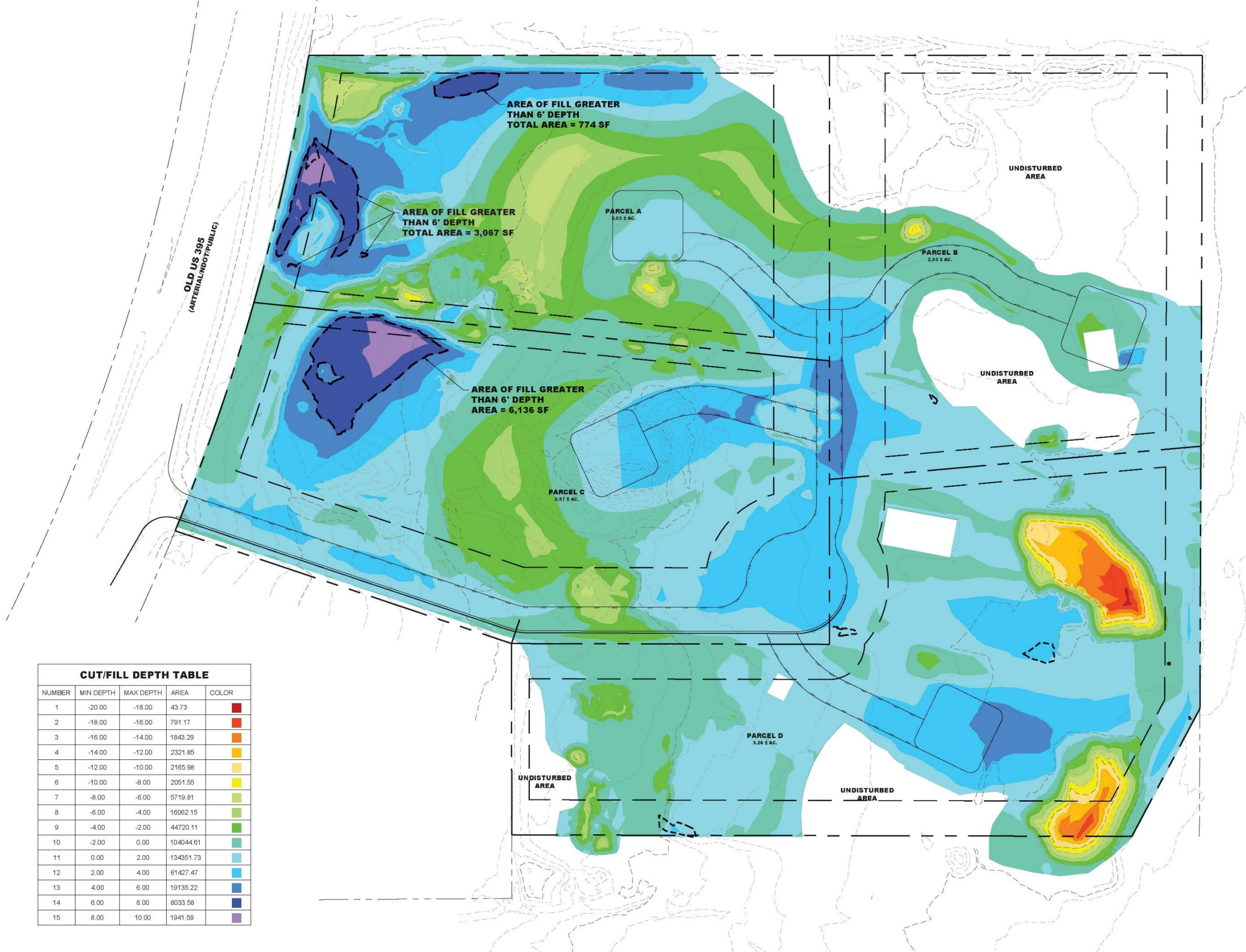
775-857-7710

johnk@klsdesigngroup.com

Questions and Comments Please!

Current WC Plan – Rural Residential (no changes)





CUT/FILL DEPTH TABLE

NUMBER	MIN DEPTH	MAX DEPTH	AREA	COLOR
1	-20.00	-18.00	43.73	Dark Red
2	-18.00	-16.00	791.17	Red
3	-16.00	-14.00	1843.29	Orange
4	-14.00	-12.00	2321.85	Light Orange
5	-12.00	-10.00	2165.98	Yellow
6	-10.00	-8.00	2051.55	Light Green
7	-8.00	-6.00	5719.81	Green
8	-6.00	-4.00	16062.15	Light Green
9	-4.00	-2.00	44720.11	Green
10	-2.00	0.00	104044.61	Light Blue
11	0.00	2.00	134351.73	Light Blue
12	2.00	4.00	61427.47	Blue
13	4.00	6.00	19135.22	Dark Blue
14	6.00	8.00	8033.58	Dark Blue
15	8.00	10.00	1941.59	Purple

SLOPES TABLE			
Color	Min. Slope	Max. Slope	Area (SF)
Light Green	0.00%	15.00%	378,504
Yellow	15.00%	20.00%	15,614
Orange	20.00%	25.00%	11,455
Red	25.00%	30.00%	9,496
Dark Red	30.00%	650.00%	76,961

