



WSUP21-0035

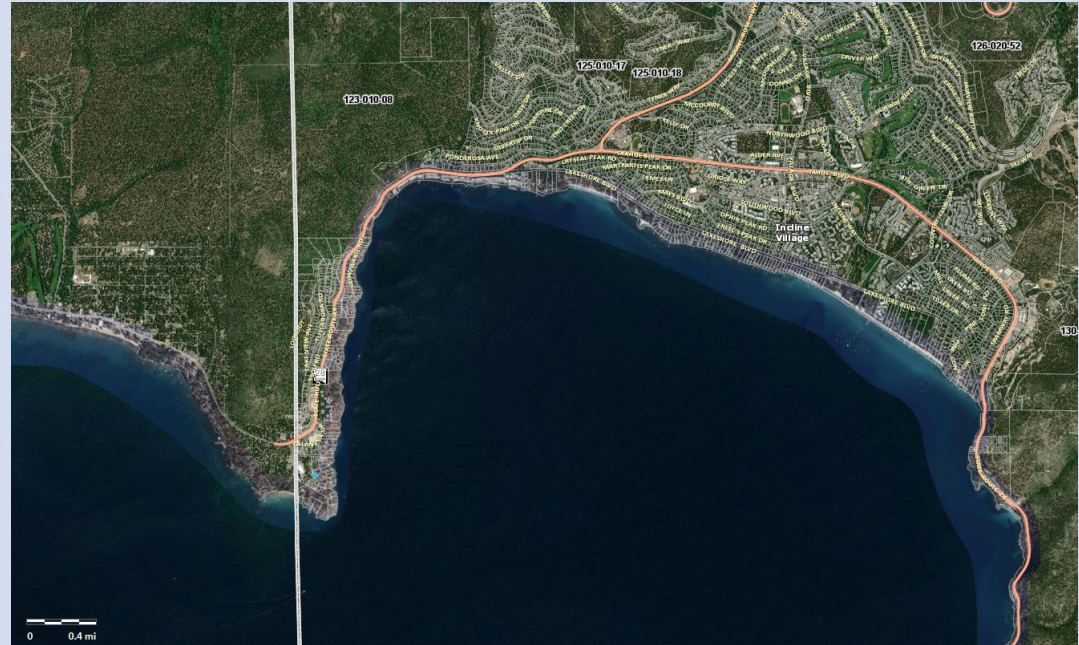
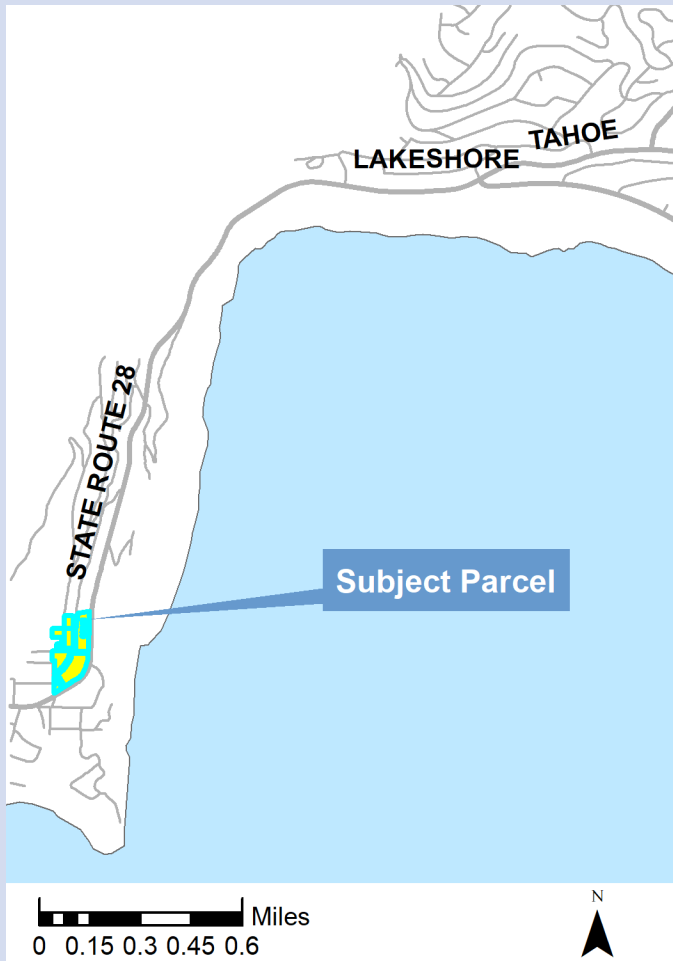
The Resort at Tahoe



Washoe County Board of Adjustment
February 3, 2022



Vicinity Map





History

- **May 6, 2008** – Washoe County Planning Commission approved AB08-009 and VA08-14, 4-2.
 - **June 10, 2008** – Washoe County BCC heard appeal, overturned the PC's approval, 4-1.
 - **November 5, 2008** - Washoe County Planning Commission approved the revised AB08-009 and VA08-14 unanimously.
- January 13, 2009** – Washoe County BCC heard an appeal and denied the appeal – upholding the Planning Commissions decision of approval.



History / Previous Approvals

- **July 5, 2016** – Washoe County Planning Commission approved TM16-004 and SB16-005 for an 18-unit common open space development.
- **June 1, 2021** – Washoe County Planning Commission approved WPVAR21-0001 and WAB21-0002



What is a Special Use Permit?

The requested Special Use Permit is limited to the review of the major grading and associated requests to vary specific grading standards.

- A Special Use Permit is required when a requested proposed use (residential use verses a commercial use for example) or type of development may have potential impacts that need to be mitigated to avoid deleterious affects on surrounding uses, infrastructure and services.
- Under Washoe County Code, a Special Use Permit allows for applicants to vary Washoe County Code.
- A Washoe County Special Use Permit does not eliminate the need to meet requirements and mandates of other regional jurisdictions. The Special Use Permit does not allow for construction.
- A Washoe County Special Use Permit is one step in the local review process and is one of the many requirements for associated building permits.



Simplified Overview Local Review



Evaluate proposal as it relates to local code, mandates, area plans and infrastructure.

If needed, public review and assessment of requests to vary code and mitigate impacts.



Technical evaluation and review of plan and readiness to construct.

Must meet associated requirements of participating stakeholders in addition to Washoe County adopted code.



Future steps include assessment of construction as it relates to the plan and code and final approvals of constructed project.

Please note: a requirement of future building permits includes coordination with approved Tahoe Regional Planning Agency and proof of their approval through approved associated permits. This will include grading building permits in alignment with the applicants proposed phased grading plan.



Request

- The applicant is requesting a major grading permit for:
 - 9.7 acres of land disturbance
 - 197,500 cubic yards of cut, 42,000 cubic yards of fill
 - 155,000 cubic yards of export material
 - Request to vary multiple grading standards



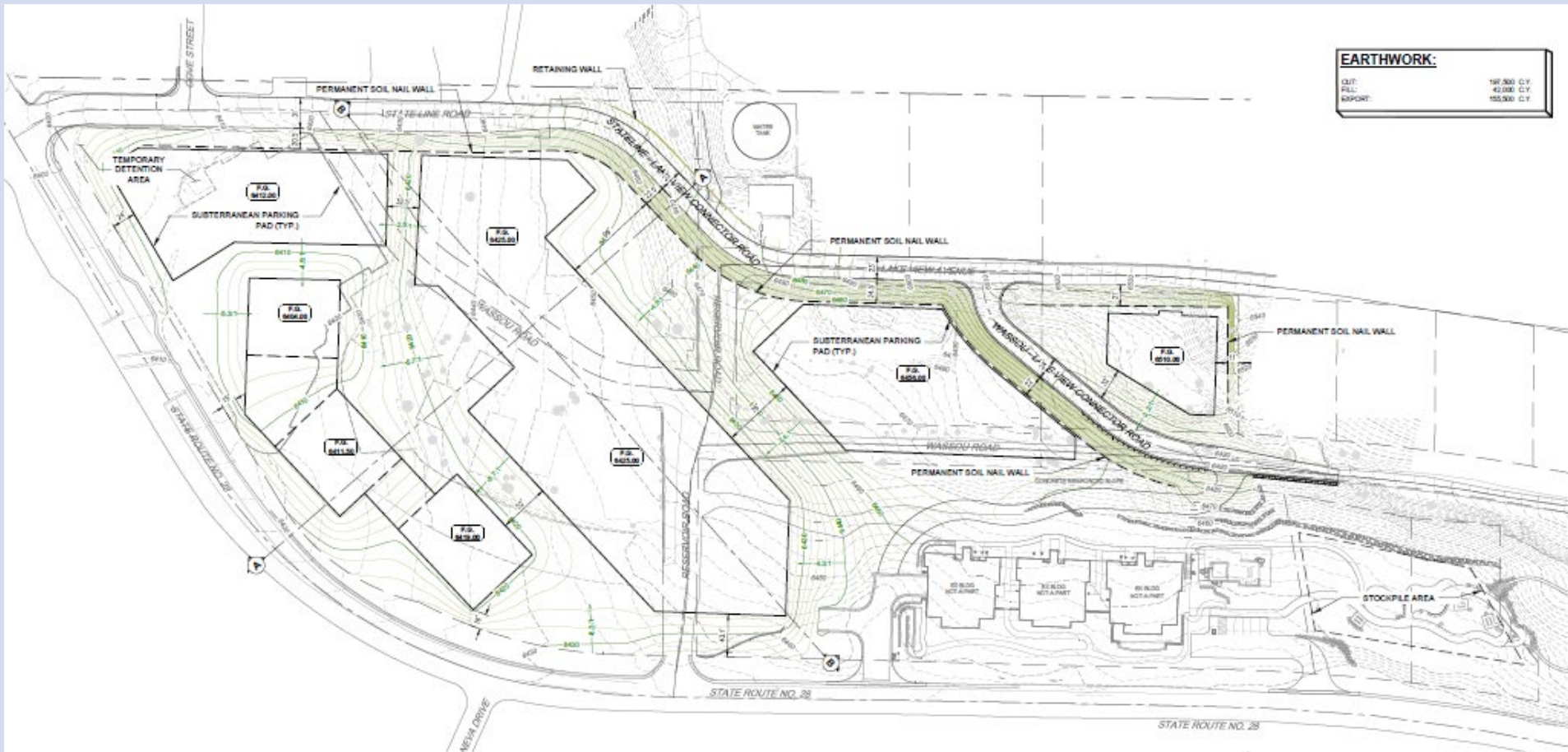
Request to Vary Standards

Grading shall not result in slopes in excess of, or steeper than, three horizontal to one vertical (3:1)	110.438.45(a)
Within the required yard setbacks fills shall not differ from the natural or existing grade by more than forty-eight (48) inches	110.438.45(b)
Finish grading shall not vary from the natural slope by more than ten (10) feet in elevation.	110.438.45(c)
Utilize a gradual transition or “rounding or contouring” of the manufactured slope at the intersection of a manufactured cut or fill slope and a natural slope. Engineered slopes shall not intersect natural slopes at an angle greater than forty-five (45) degrees	110.438.45(g)
Visually integrate all slope faces (cut or fill) into the natural terrain by a gradual transition or “contouring/rounding” of the manmade landforms into the natural terrain. To the extent practicable ensure that hillside grading results in undulating naturalistic appearance, consistent with the surrounding undisturbed terrain	110.438.45(h)
Cut and/or fill slopes adjacent to roadways shall be flatter than three horizontal to one vertical (3:1) for the distance of the required American Associates of State Highway Transportation Officials (AASHTO) clear zone.	110.438.45(i)





Site Plan





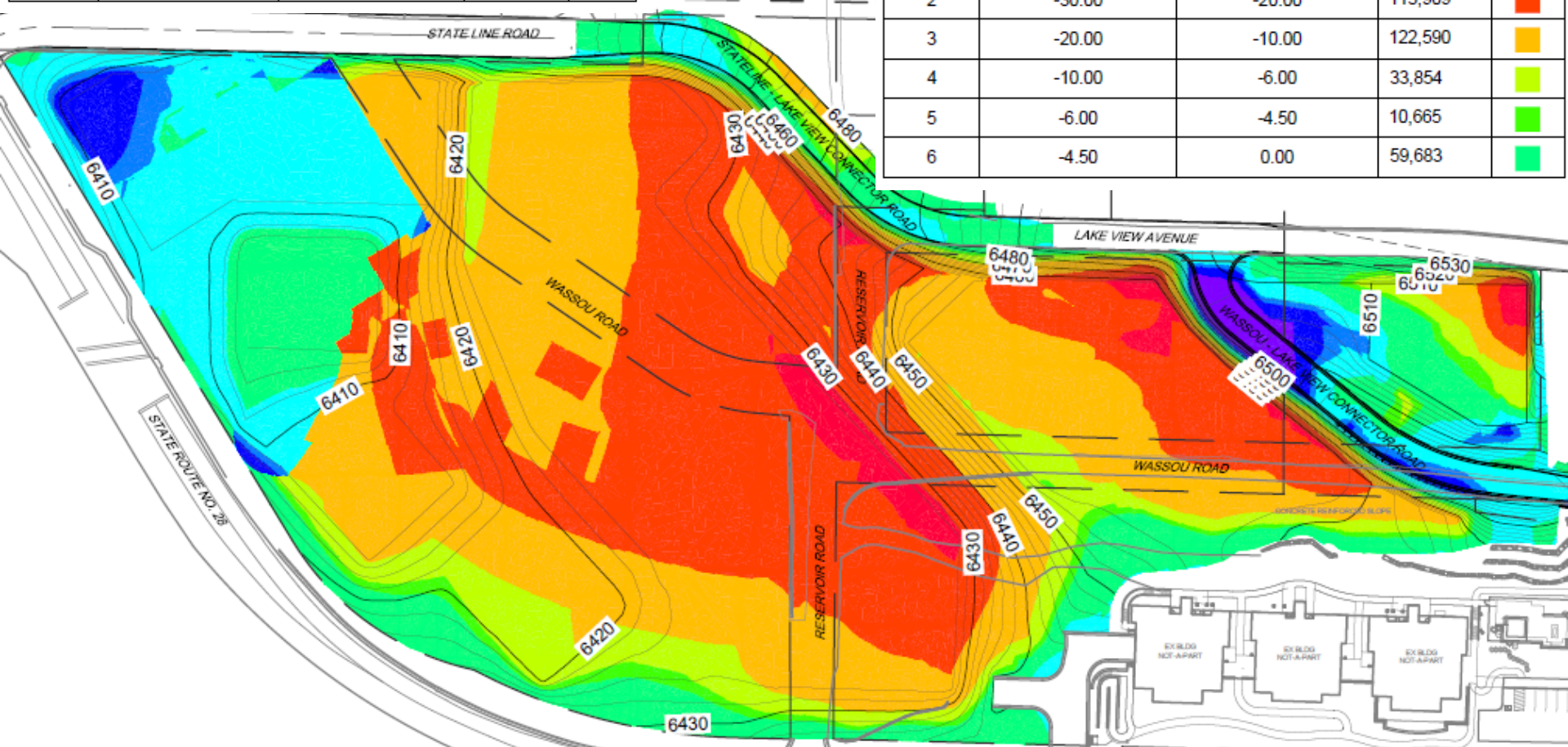
Cut / Fill Map

Fill Table

Number	Minimum Height	Maximum Height	Area (SF)	Color
7	0.00	4.50	54,983	
8	4.50	6.00	6,112	
9	6.00	10.00	7,359	
10	10.00	19.90	3,479	

Cut Table

Number	Maximum Depth	Minimum Depth	Area (SF)	Color
1	-37.60	-30.00	9,069	
2	-30.00	-20.00	113,909	
3	-20.00	-10.00	122,590	
4	-10.00	-6.00	33,854	
5	-6.00	-4.50	10,665	
6	-4.50	0.00	59,683	





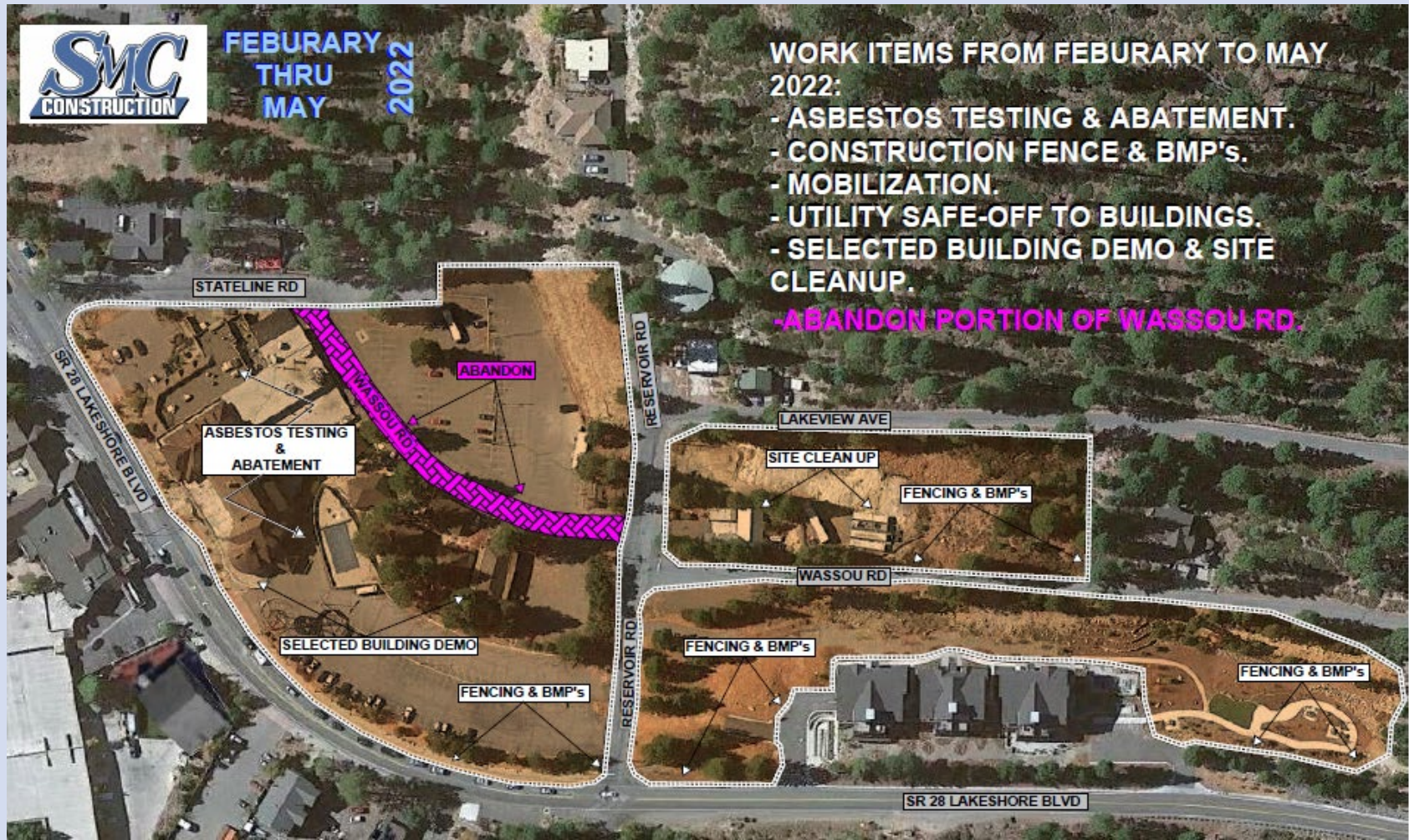
Phasing



FEBURARY
THRU
MAY
2022

WORK ITEMS FROM FEBURARY TO MAY 2022:

- ASBESTOS TESTING & ABATEMENT.
- CONSTRUCTION FENCE & BMP's.
- MOBILIZATION.
- UTILITY SAFE-OFF TO BUILDINGS.
- SELECTED BUILDING DEMO & SITE CLEANUP.
- ABANDON PORTION OF WASSOU RD.





Phasing

SMC CONSTRUCTION

MAY THRU JUNE 2022

WORK ITEMS FOR MAY 2022:

- FINISH DEMO OF BUILDING FOOTINGS.
- ABANDON & CAP UG UTILITIES TO THEIR SOURCE.
- EXCAVATION/DEVELOPMENT OF ROAD CONNECTORS - STATELINE TO RESERVOIR, WASSOU TO LAKEVIEW & WASSOU TO LAKESHORE.

NEW CONNECTOR ROAD

STATELINE RD

SR 28 LAKESHORE BLVD

RESERVOIR RD

LAKEVIEW AVE

NEW CONNECTOR ROAD

WASSOU RD

NEW CONNECTOR ROAD

STOCK PILE AREA

SR 28 LAKESHORE BLVD

CONT. SITE CLEAN UP, FINISH REMOVING (E) FOOTINGS & REMOVE ASPHALT.

COMMENCE SITE GRADING - ALL AREAS OF SITE OUTSIDE OF ROW



Phasing



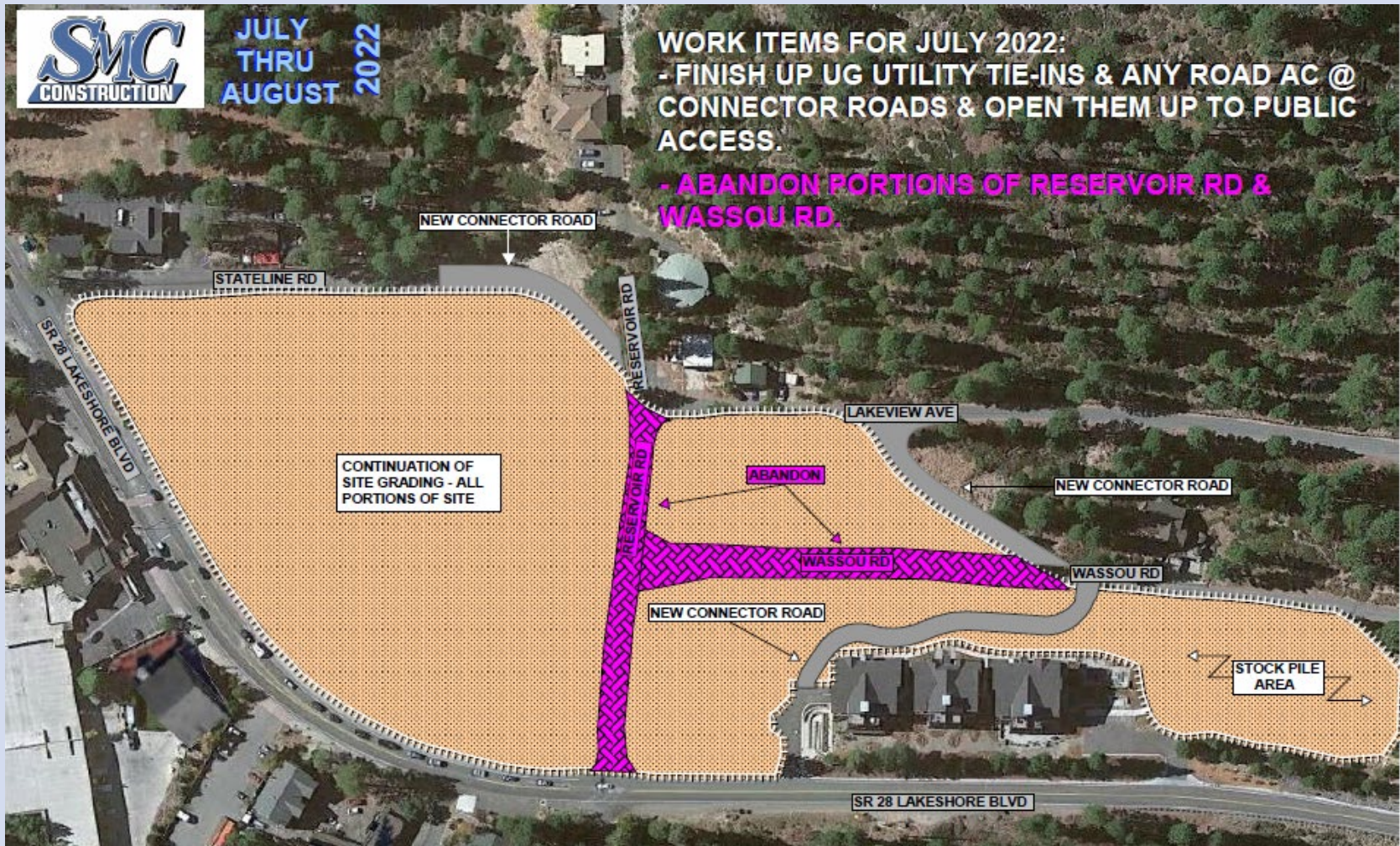
JUNE
THRU
JULY 2022

WORK ITEMS FOR JUNE 2022:

- BEGIN SOIL-NAILING ON ROAD CONNECTORS.
- BEGIN (N) UG UTILITIES ALONG CONNECTOR ROADS PER NV ENERGY, SW GAS & CIVIL.

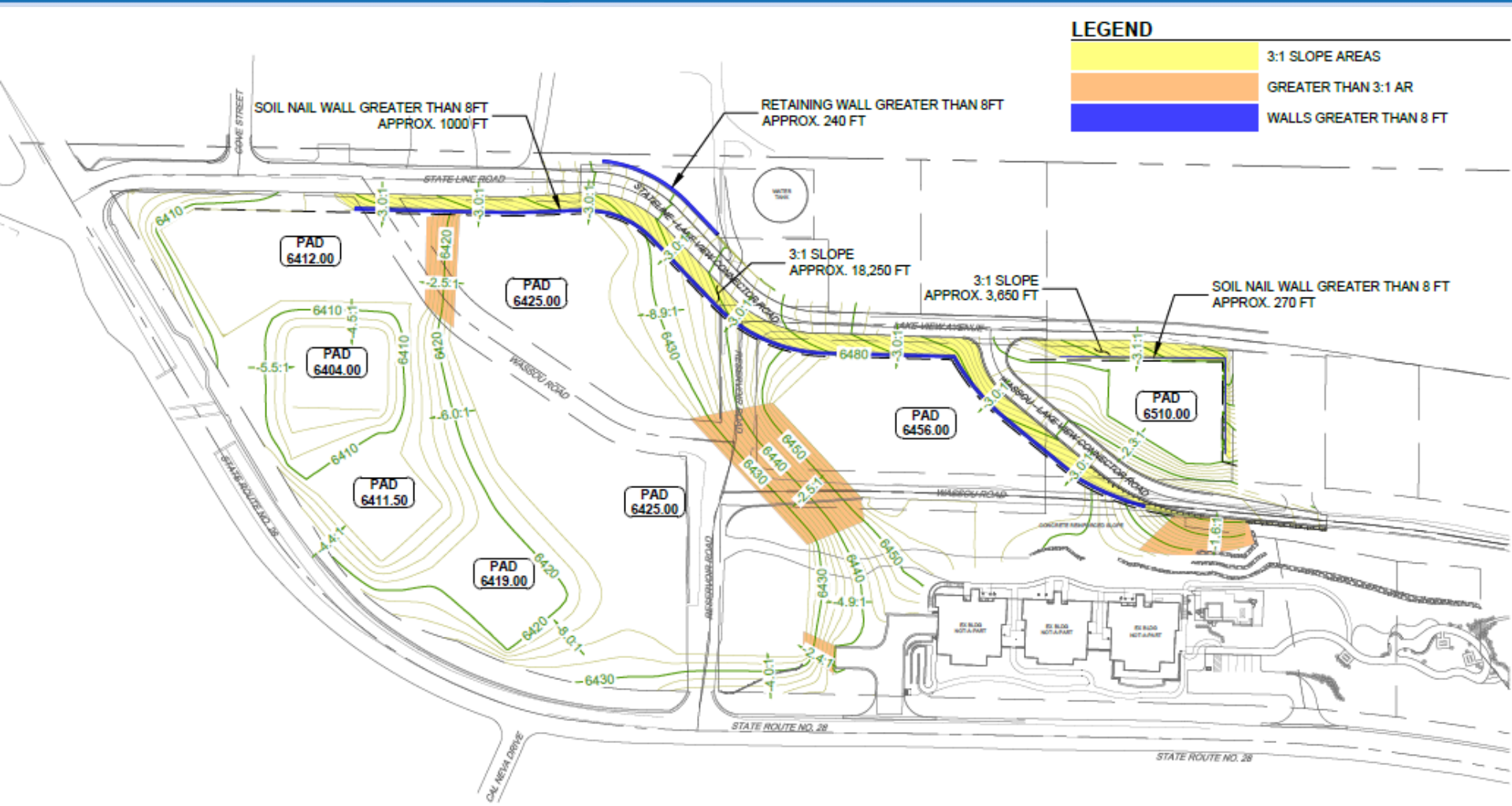


Phasing





Varied Standards Request



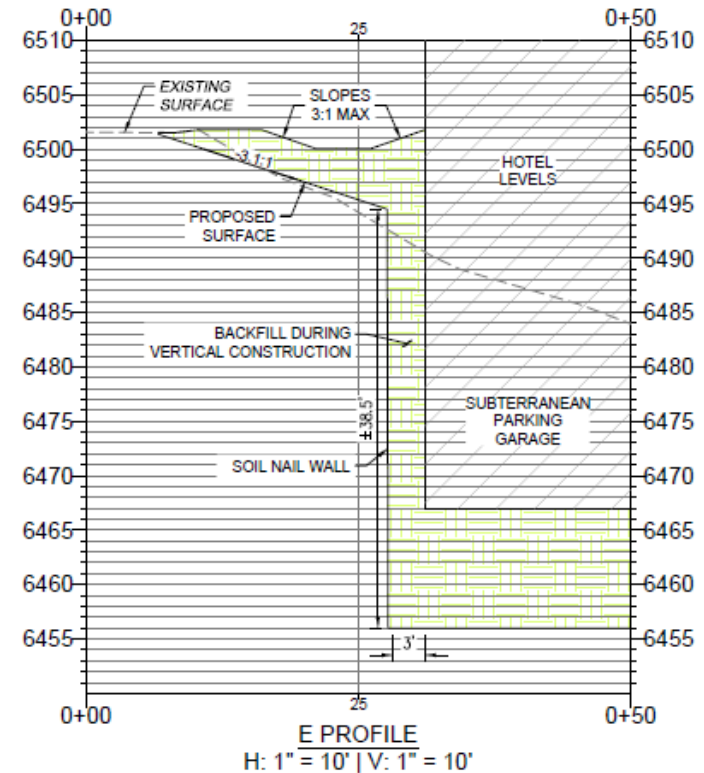
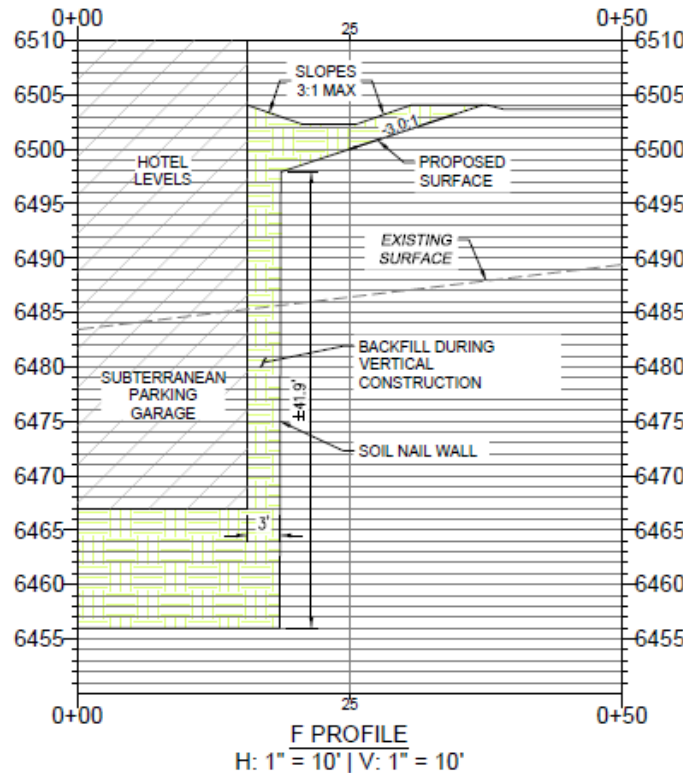
LEGEND

	3:1 SLOPE AREAS
	GREATER THAN 3:1 AR
	WALLS GREATER THAN 8 FT



Retaining Walls

- Retaining Walls are intended to be backfilled once project construction begins.
- The walls will be covered by the future building footprints.





Tahoe Regional Planning Agency

- **There is an existing permit for Boulder Bay from TRPA: CEPP2014-0138**
- **Construction has commenced under the Boulder Bay project, they are required to follow a construction schedule.**
- **Applicants need to provide an updated construction schedule to TRPA, but the permit is current.**



Tahoe Regional Planning Agency

- **TRPA will ensure that the grading is in compliance with the existing approval prior to issuance of a grading permit.**
- **A TRPA revised project application and environmental review is required to be approved for any proposed changes that deviate from the original Boulder Bay approved permit.**
- **The property owner has not yet submitted an application to TRPA for a revised project at this time.**



Neighborhood Meeting

- **A neighborhood meeting was held at 6:00 PM on Friday, January 28, 2022.**
- **The meeting was roughly 30 minutes – shorter than the 45 minutes advertised.**
- **There was no question and answer segment, or dialogue between the applicant and the public.**



Amended Conditions of Approval

■ Condition 1 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 five** 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.



Conditions of Approval

■ Planning:

- The applicant must provide Washoe County Planning with approximate locations of sites that will accommodate and receive all export material.
- Construction hours shall be limited to 7:00 AM to 7:00 PM, Monday through Saturday. No construction activity shall take place on Sundays.
- The radio equipment utilized by Washoe County Regional Communications Services (WCRCs) shall not be removed, altered, or have service impacted as part of the activities associated with this special use permit.



Conditions of Approval

- **North Lake Tahoe Fire Protection District:**
 - Emergency vehicle access shall be provided in accordance with Chapter 5 of the adopted 2018 International Fire Code. Access shall be provided and maintained at all times. Proposed connector roads shall be installed in accordance with the previously approved variance (WPVAR21-0001)/abandonment (WAB21-0002) cases and within timelines as described.
- **Washoe County Building:**
 - Prior to the issuance of a grading permit a Public Safety Plan will be required



Conditions of Approval

■ Engineering (Traffic):

- Construction activities that impact public access will require the Applicant to provide adequate, advanced warnings and acceptable alternative routing to the affected residents.
- Wassou Road and Lakeview Avenue shall remain open during construction with Reservoir Road, per the submitted Phasing Plan, until the new connector roads are designed, constructed, inspected, and offered for dedication to Washoe County.



Conditions of Approval

■ Engineering (Traffic):

- A detailed, updated traffic report shall be prepared by a Nevada registered traffic engineer and shall comply with both Washoe County and NDOT requirements. The County Engineer shall be responsible for determining compliance with this condition and the traffic improvements that are required.
- An approved occupancy permit shall be obtained from the Nevada Department of Transportation (NDOT), for access to, from, or under roads and highways maintained by NDOT and a copy of said permit sent to the Engineering Division.



Conditions of Approval

■ **NDOT:**

- The applicant will be required to get a temporary occupancy permit from NDOT for necessary traffic control (flaggers, signs, etc.) to mitigate impacts from construction trips for the grading portion of the project. Part of the conditions for the NDOT temp permit will include coordinating around the planned repave of SR-28 this summer.



NDOT Traffic Study

- As part of the Occupancy Permit Process, NDOT **requires** applicants to submit a traffic impact analysis for review and approval **prior** to NDOT accepting an occupancy permit application when a project is anticipated to generate 100 trips or more in the peak hour, or contributes traffic to an area that is already experiencing congestion/high crashes
- The requirement for submitting a traffic study to NDOT includes developments that use a previously permitted access point or **remove an existing access point**



Public Comment

- Staff received 154 emails/comments related to the Special Use Permit.
- Comments opposed the staging area being located in the existing park adjacent to Granite Place.
- Comments opposed to the already approved connector road of Wellness Way.
- There were comments that supported the redevelopment.
- Many comments support the updating of the roadways.



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 Tahoe 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 major grading, 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.



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 the amended conditions included as Exhibit A, Special Use Permit Case Number WSUP21-0035 for EKN Development Group having made all five findings in accordance with Washoe County Code Section 110.810.30



Questions?

- **Representatives are present from the following Agencies for questions:**
 - Dwayne Smith, Engineering
 - Alex Wolfson, NDOT
 - Jennifer Donohue, NLTFPD
 - Trevor Lloyd, Washoe County Planning