

WSUP21-0032 (Mineikis Property)



Washoe County Board of Adjustment

February 3, 2022

Special Use Permit

WSUP21-0032

Mineikis Property

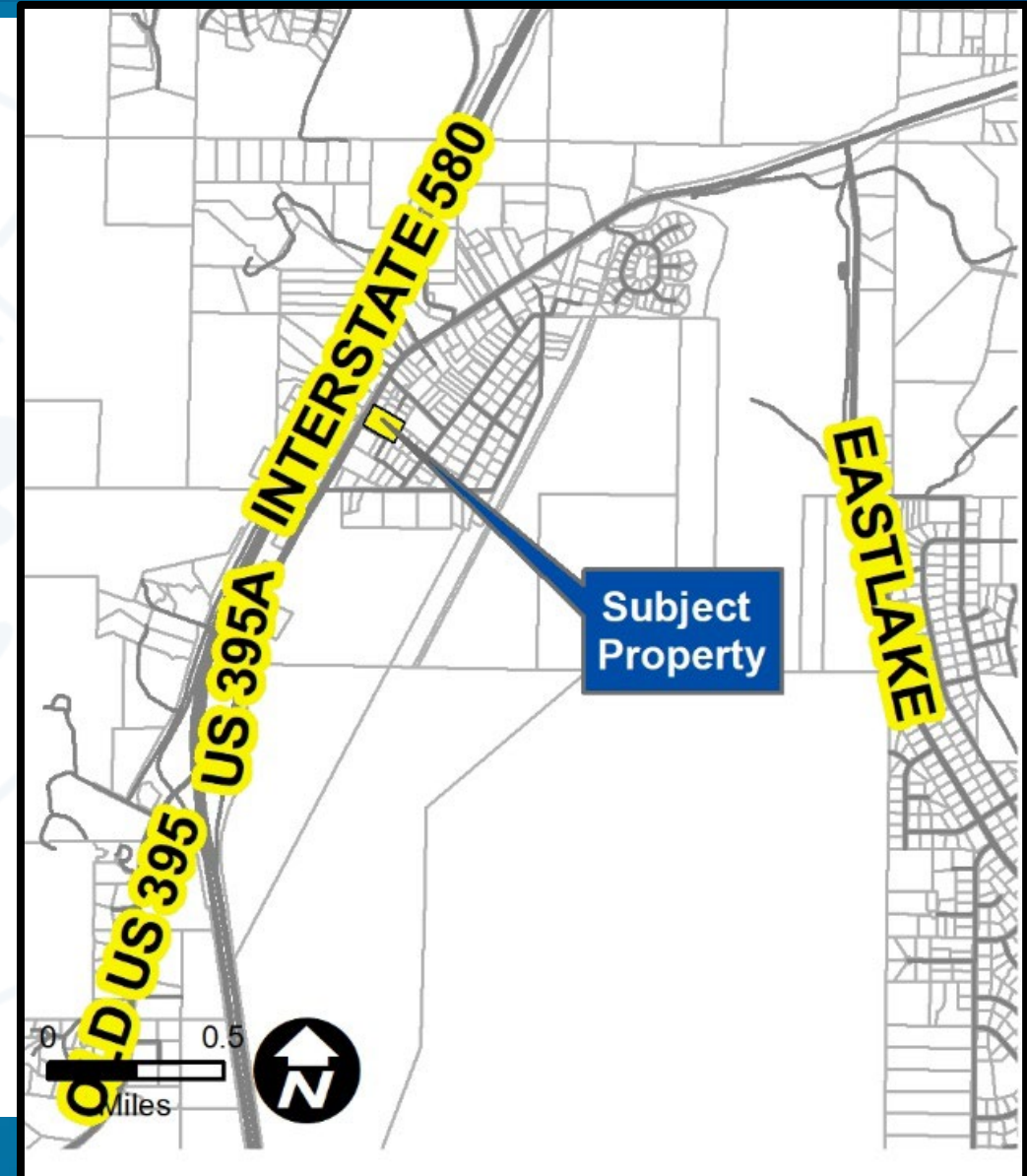


Request

- **Special use permit to construct a single-family detached residence in the Neighborhood Commercial (NC) regulatory zone**
- **The proposed residence would be approximately 2,500 square feet.**

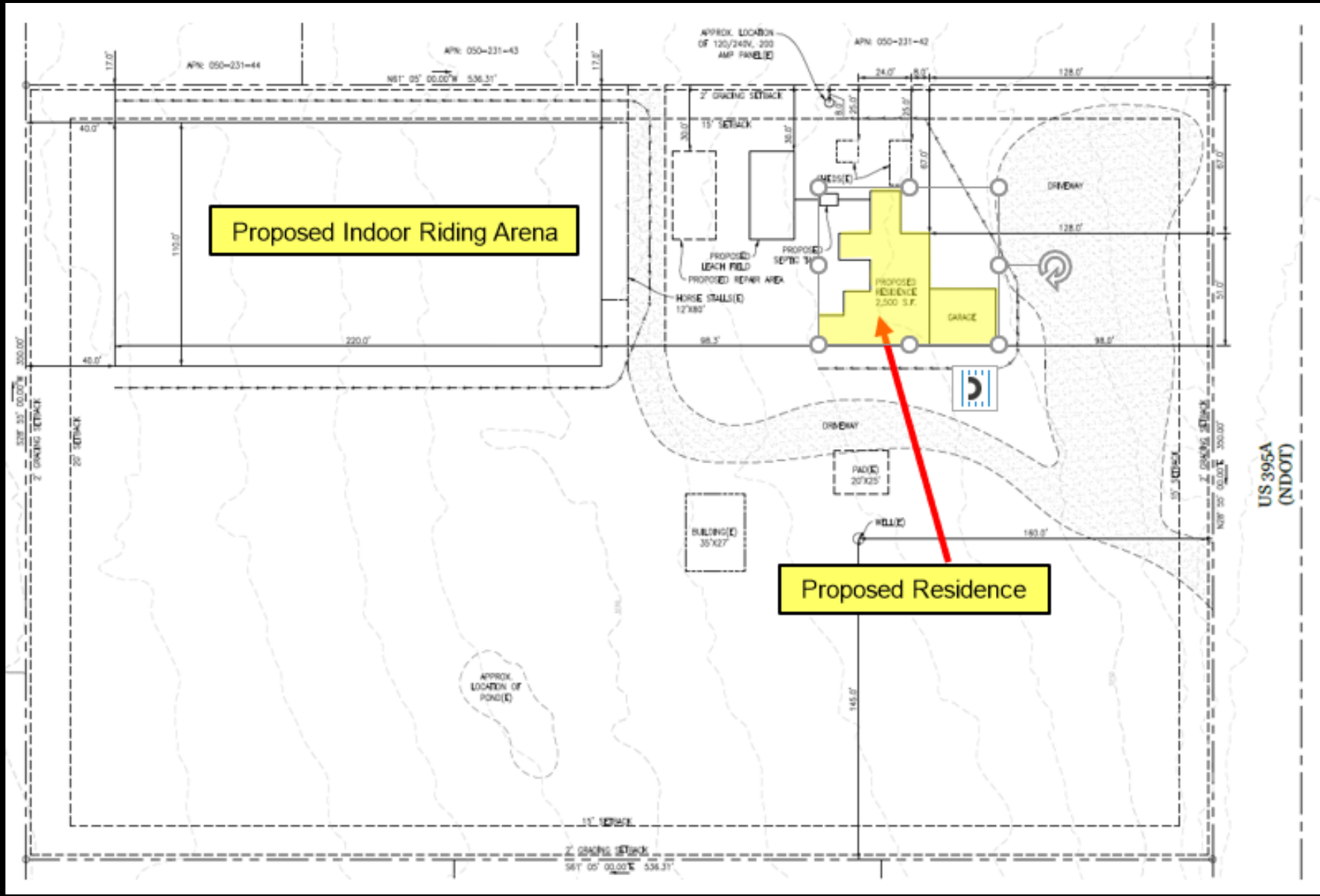
Vicinity Map

The project site is a 4.309-acre parcel located on US 395 at the intersection with Washoe View Lane in the Old Washoe City Historic District of the South Valleys Area Plan.





Site Plan



Analysis

- **The proposed single-family detached residence is classified under the family residential use type, which is permitted in the NC regulatory zone with approval of a special use permit per WCC 110.302.05.1.**
- **The applicant submitted an administrative permit application for a private indoor riding arena – a detached accessory structure (DAS). DASs are permitted in the NC regulatory zone per WCC 110.302.05.1. The proposed riding arena would be larger than the main structure, which requires the approval of an administrative permit in many regulatory zones, per WCC Section 110.306.10(d). However, parcels in Commercial regulatory zones are exempt from the administrative permit requirement.**

Project Site

- Very little slope
- Designated as most suitable for development on the South Valleys Area Plan Development Suitability Map
- Previously disturbed
- Proposed residence would be placed in the location of a previous structure



Analysis

- **Most of the abutting parcels are developed with residences, and regulatory zones for these abutting parcels are either residential or commercial.**
- **Existing well on the site for water**
- **Health District has provided conditions for appropriate sanitation and septic (Exhibit A)**
- **Washoe County Engineering as provided conditions for grading and drainage (Exhibit A)**

South Valleys Area Plan

- **Eight South Valleys Area Plan policies related to this project are listed in the staff report (pages 6 & 7). These policies include grading, lighting, landscape design, community character, density, archeological investigation, air quality & water.**
- **These policies have been met/addressed by staff, reviewing agencies and/or conditions included in the conditions of approval (Exhibit A).**
- **Staff believes that the project complies with all pertinent policies from the Area Plan.**

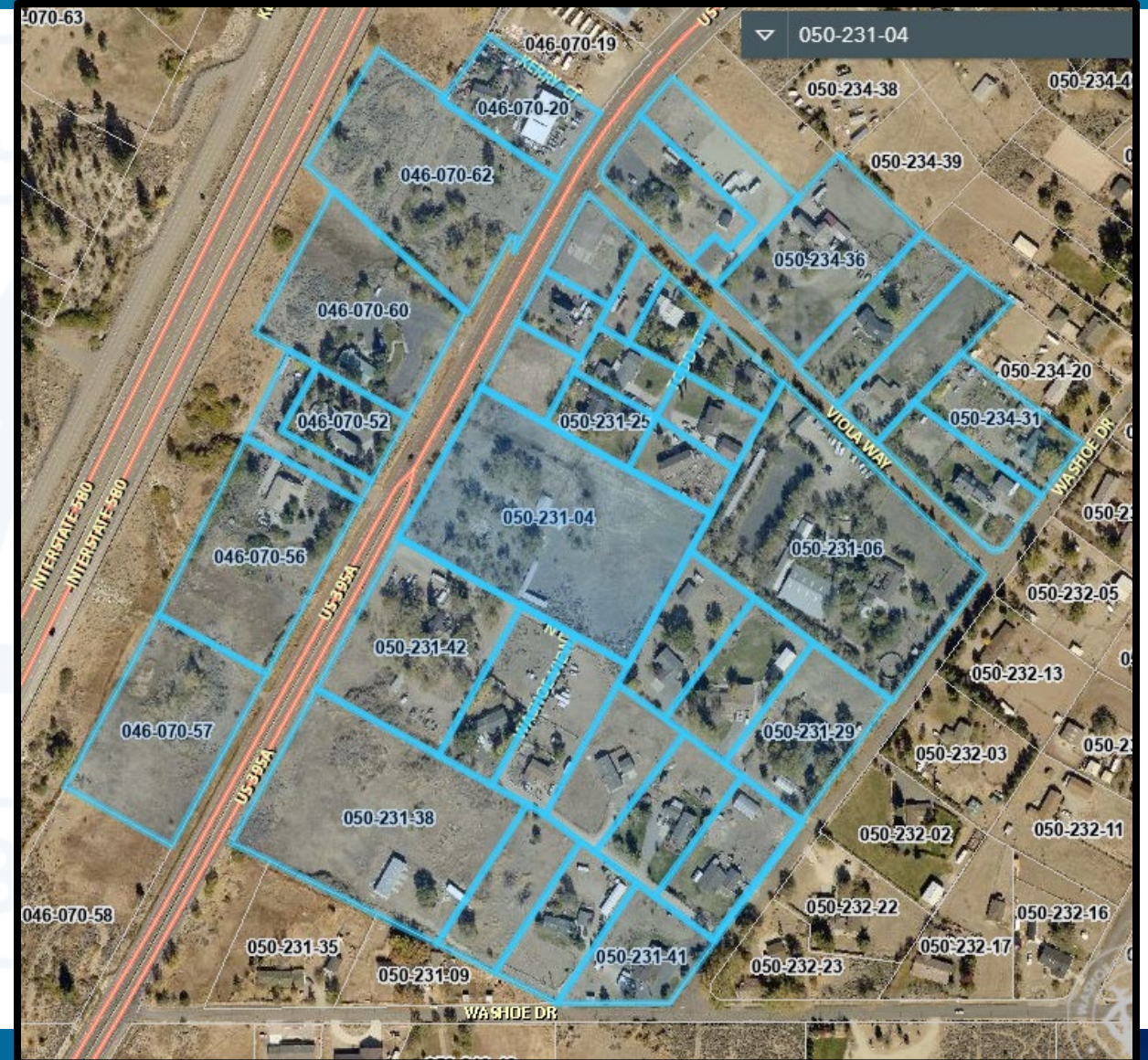


Reviewing Agencies Various agencies reviewed the application. Conditions are included in Exhibit A.

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alex Wolfson / awolfson@dot.nv.gov
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sophia Kirschenman / skirschenman@washoecounty.gov
Washoe County Water Rights	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vahid Behmaram / vbehmaram@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Robert Wimer / rwimer@washoecounty.gov
Washoe County Sheriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Genine Rosa / grosa@washoecounty.gov
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	David Kelly / DAKelly@washoecounty.gov
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jackie Lawson / jlawson@washoecounty.gov
Truckee Meadows Fire Protection District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Brittany Lemon / blemon@tmfpd.us
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & brettyler2@gmail.com

Public Notice

- Notices were sent to 40 parcels at 500 feet.



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 South 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 a single-family detached residence 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.

South Valleys Area Plan Findings

SV.2.16 The community character as described in the Character Statement can be adequately conserved through mitigation of any identified potential negative impacts.

SV.18.3 No significant degradation of air quality will occur as a result of this special use permit.

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 WSUP21-0032 and the nature of the stringent recommended conditions of approval and approve the requested Special Use Permit.

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 WSUP21-0032 for Aliks and Julia Mineikis, 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, and the two findings associated with the South Valleys Area Plan.

Thank you

Washoe County Planning

