

Washoe County Board of Adjustment



COMMUNITY
SERVICES DEPARTMENT

Special Use Permit

WSUP22-0025 (Five Ridges Grading)

November 3, 2022

Request

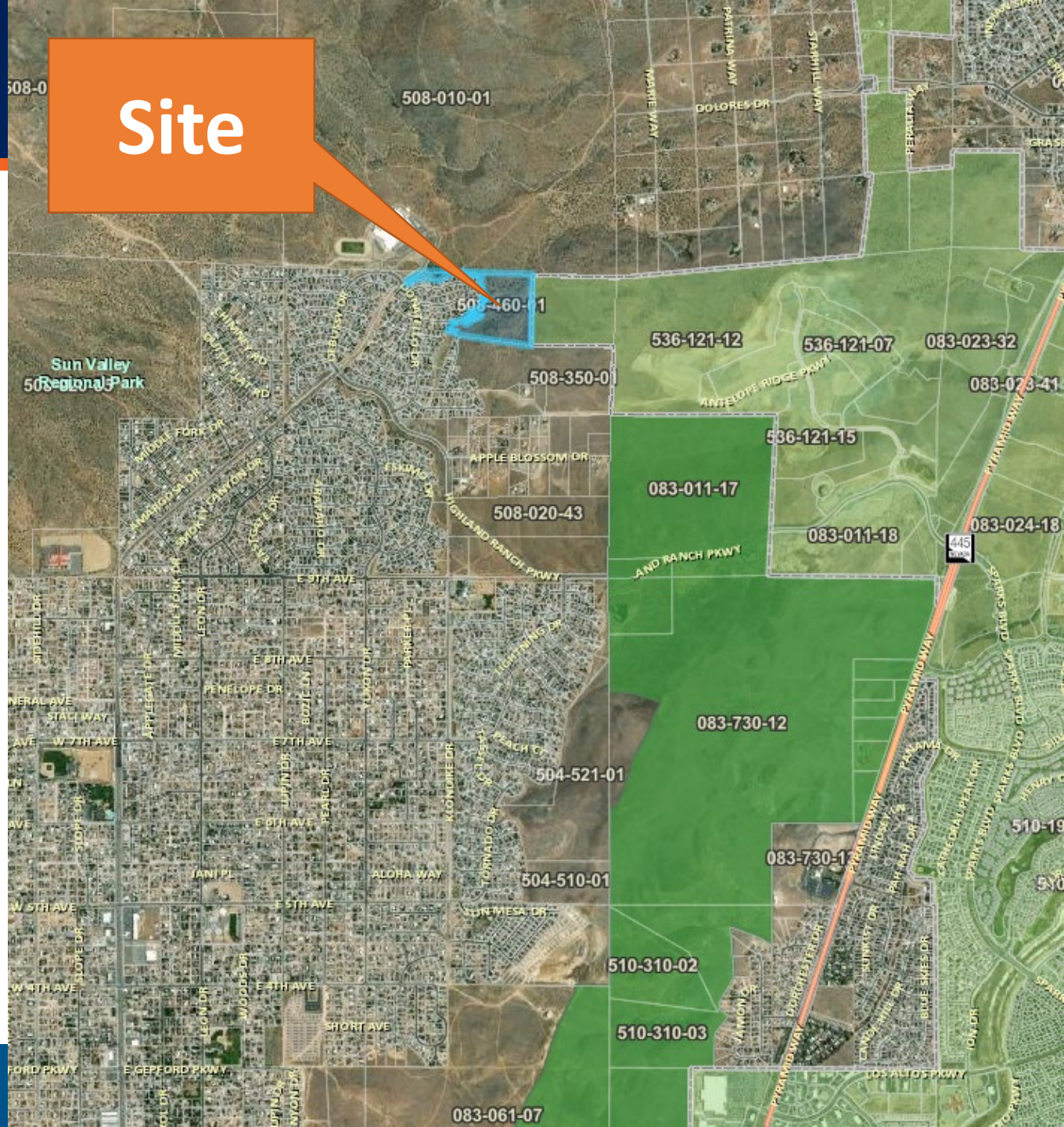
- The application is requesting a special use permit (SUP) to allow for a utility service use for two 12-inch underground waterlines and to approve major grading for an emergency access road resulting in a disturbance of up to 2.0 acres of the site with a net increase of fill greater than 5,000 cubic yards;
- And for a modification of standards for 110.438.45(a), (c), (g), and (h) to minimize the grading footprint and 110.438.50(a) to allow the use of riprap.

Special Use Requirements

- The proposed use of utility service is permitted in Open Space (OS) regulatory zones with a special use permit per WCC Table 110.302.05.2.
- The proposed grading is permitted with a special use permit per WCC 110.438.35.
- Additionally, Article 810, Special Use Permits, allows the Board of Adjustment to vary development code standards in conjunction with the approval process per WCC 110.810.20(e) and the applicant is requesting to vary standards

Vicinity Map

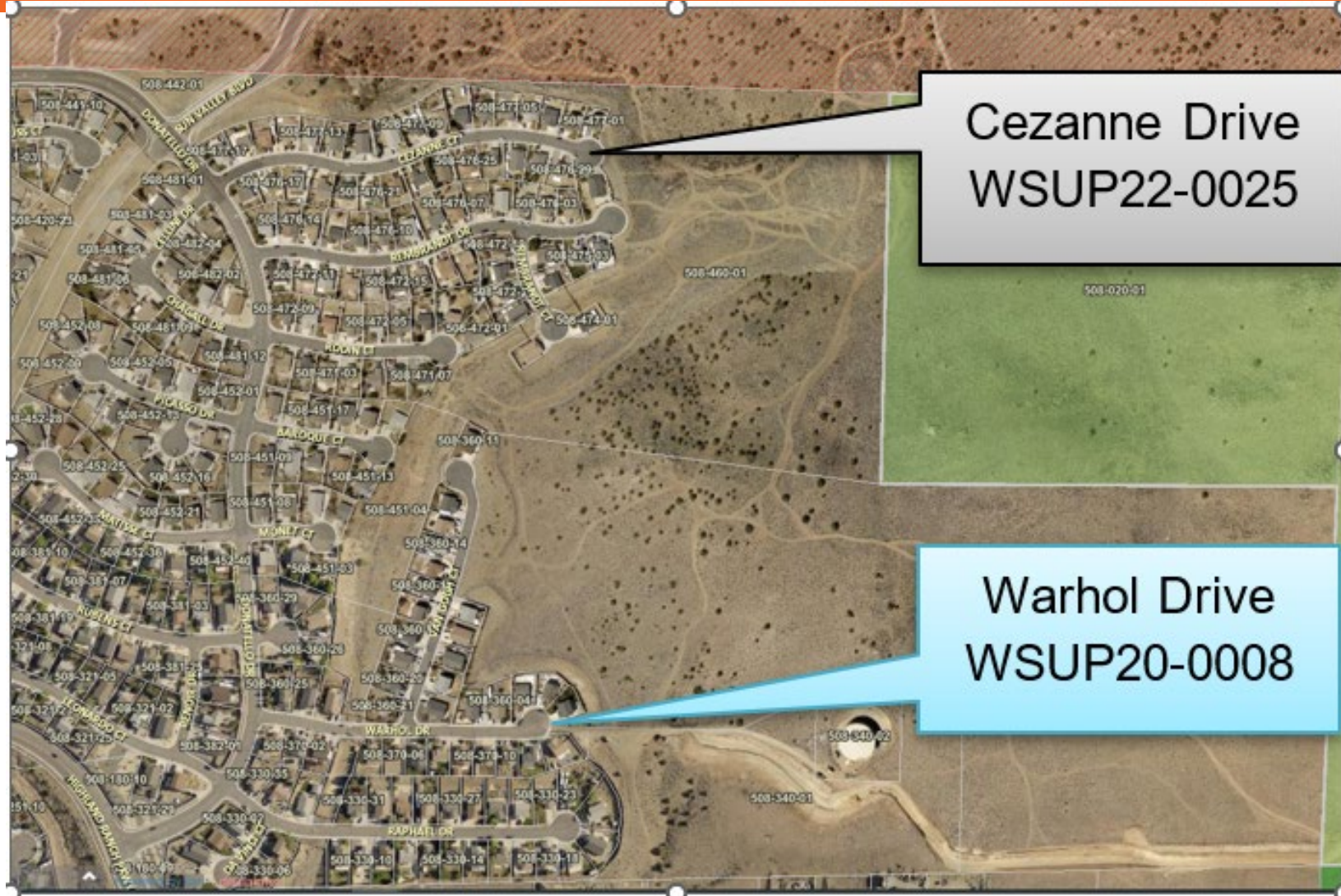
Site



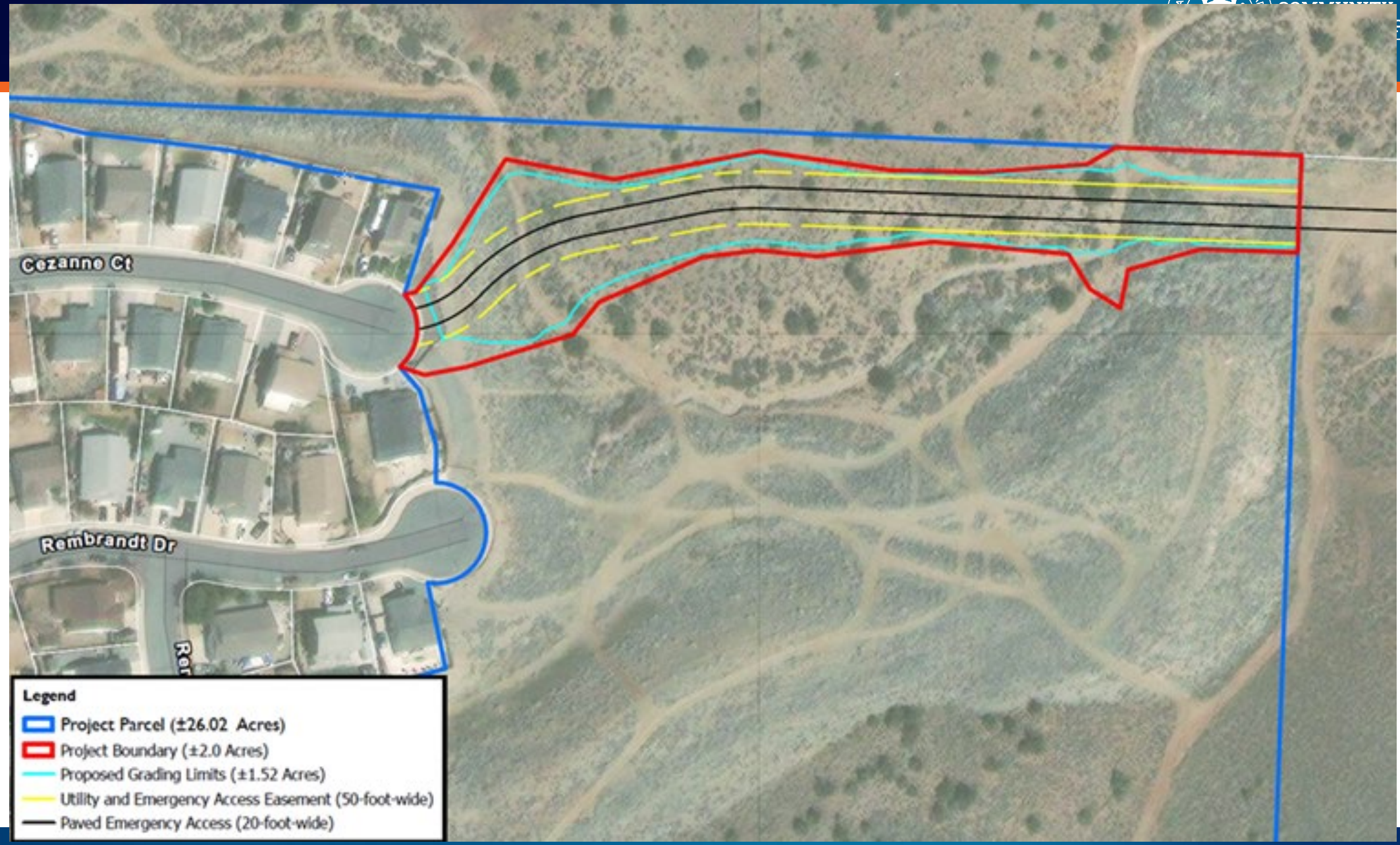
Background



On June 4, 2020, the applicant received approval for Special Use Permit (WSUP20-0008) for major grading for an emergency access road and to allow for a utility service of a 16-inch water line for Five Ridges development.

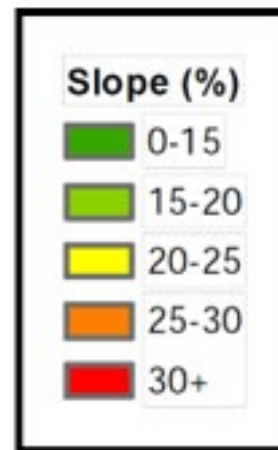


- The request is for a roadway and waterlines that will extend from Cezanne Court to the border of the City of Sparks for the Five Ridges development.
- The Five Ridges is a multi-village residential development for 1,200 to 1,300 residential units located within the City of Sparks.
- The emergency access road and waterline will be located in the northern portion of the 26-acre parcel, owned by the Highland Ranch HOA.
- The applicant does have an agreement with the HOA, for a 50-foot-wide access and utility easement from Cezanne Court.



Evaluation

- The regulatory zoning of the parcel is Open Space (OS) as is the parcel to the north.
- Parcels to the west are residential zoned and are part of Stone Crest development and parcels to the east are in the City of Sparks.
- The parcel is vacant and portions along the western portion of the site have been previously graded for residential development to the west.
- Most of the parcel's slopes are less than 30%, except for the where the access road is proposed to be located



Evaluation

- The 20-foot-wide paved emergency roadway will be gated at Cezanne Court and will provide emergency use for the area for events such as wildfires.
- The road and waterlines will be maintained by the Five Ridges Homeowner's Association (HOA) and Washoe County will not have any maintenance obligations for the roadway or water line.
- The proposed water line is classified as a major service and utilities and a special use permit is required in the OS regulatory zone.
- The water line will be constructed underground, to run along the proposed roadway alignment.
- The Sun Valley General Improvement District (SVGID) will provide a large portion of the water service to the Five Ridges and the waterlines will connect with the SVGID water infrastructure.

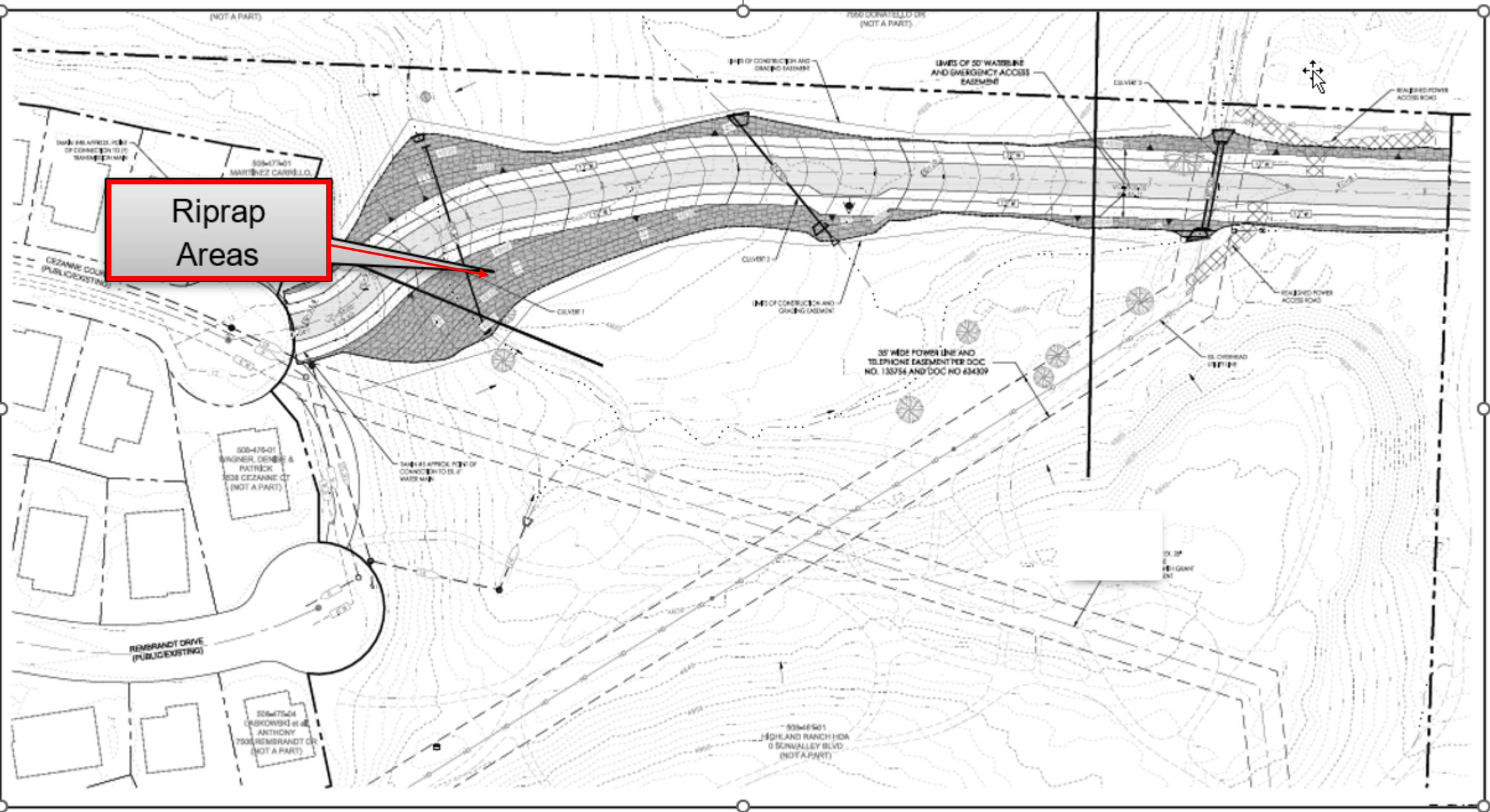
Grading

- The applicant is requesting to disturb up to 2 acres, with a result in 16.6 cubic yards (cy) of cuts and 13,415 cy of fill, with a net import of 13,400 cy.
- The grading is for three drainageway crossings, which will require the installation of 24-inch culverts to maintain the natural flow from north to south.
- All disturbed areas are conditioned to be re-vegetated with a native seed mix to help the slope blend with the natural surroundings.
- Any trees removed are conditioned to be replaced two-to-one ratio
- Rock used in the riprap areas will be stained to match surrounding rocks and a Bonded Fiber Matrix (BFM) material will be used to assist with vegetation growth.

Modifications

- The application is requesting to modify 110.438.45(a), (c), (g), (h) and 110.438.50(a), as stated in the staff report.
- These modification are based on the request to allow 2:1 slopes.
- The HOA negotiated an agreement with the applicant to a have 2:1 slopes and no walls.
- Riprap will be used to stabilize the 2:1 slopes.
- The applicant is conditioned to stained riprap rocks to match rock in the area, backfilled with dirt and re-vegetated the areas.
- The vegetation will be irrigated until established and the trees will be permanently irrigated.

Riprap
Areas



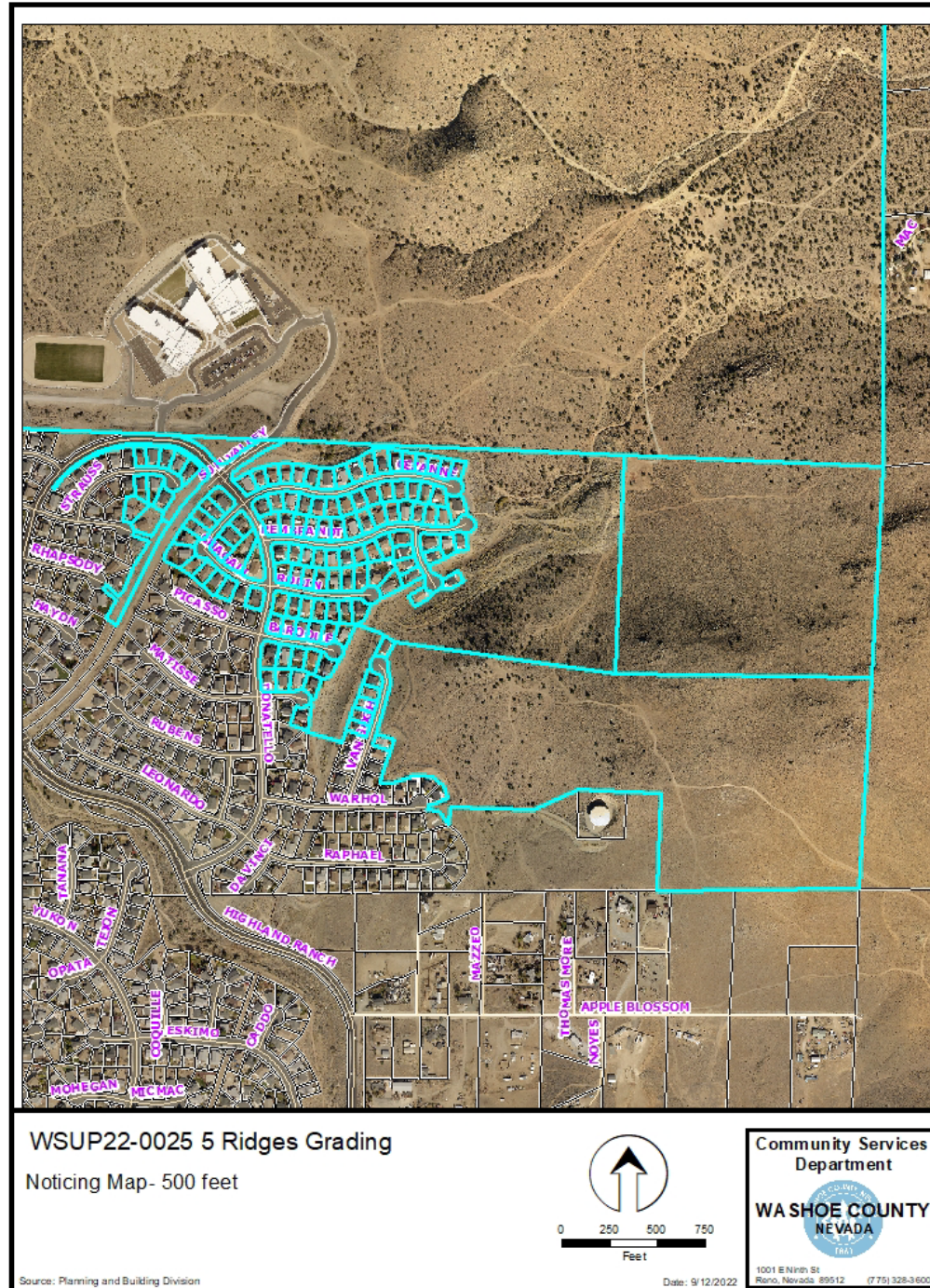
Neighborhood Meeting



- A neighborhood meeting was held on September 19th at 5:30 pm by Zoom and there were three attendees.
- According to the applicant's summary there were no specific questions about the proposal. One attendee, who spoke, appreciated hearing about the project.

Noticing

128 parcels
were noticed
were sent, and
no emails or
phone calls
were received.



Agency Review & Findings



- Various agencies reviewed the application, their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval
- Staff is able to make all the required findings, as detailed in the staff report

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 WSUP22-0025 for 5 Ridges Development Company Inc., 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

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