

Washoe County Board of Adjustment / Planning Commission



COMMUNITY
SERVICES DEPARTMENT

WSUP23-0035
(Cobble Hill Grading)

January 4, 2024

This is a request for major grading resulting in a disturbance of up to ± 1.02 acres of the site for a temporary material processing.



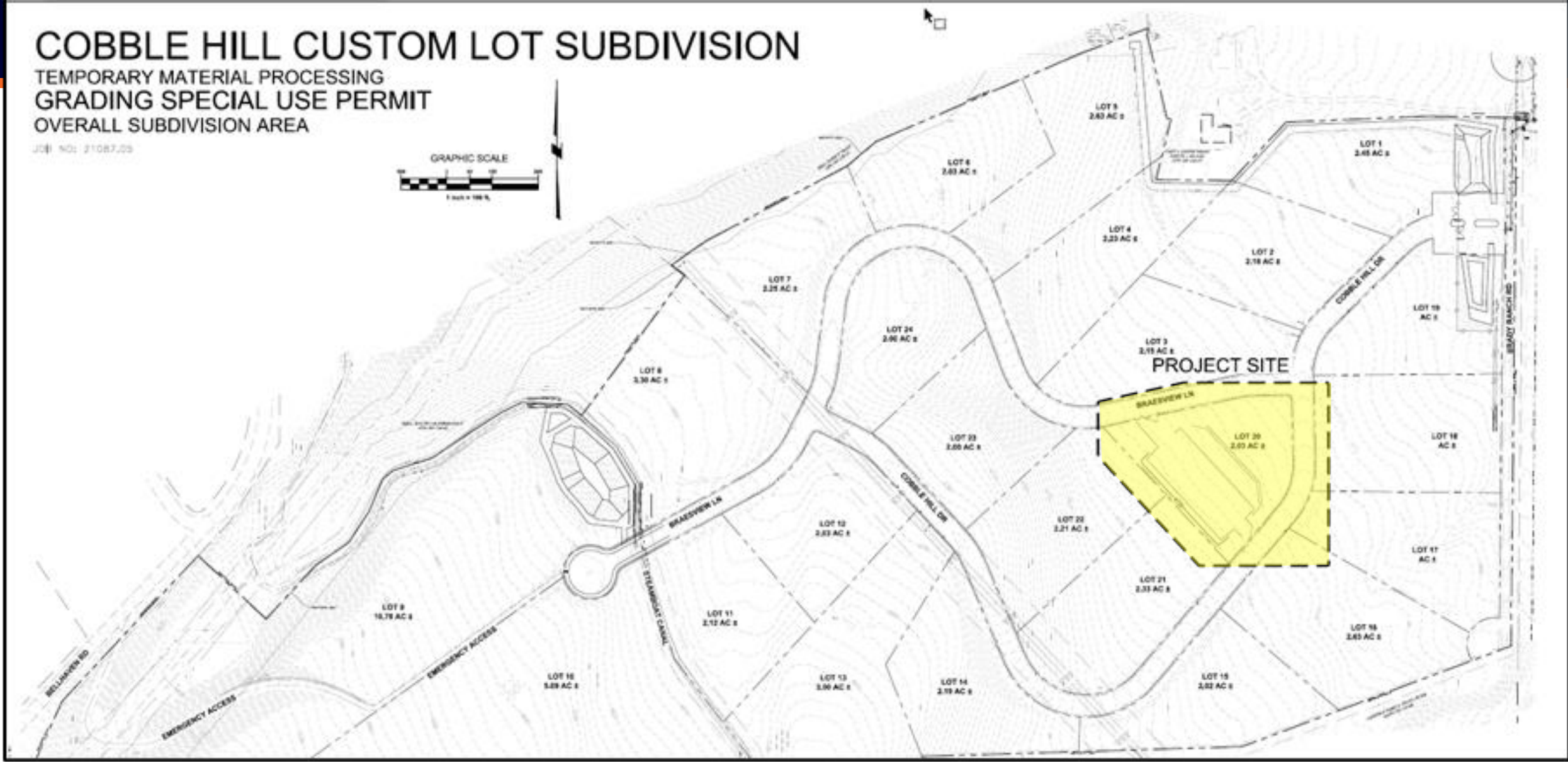
- On November 1, 2022, WTM21-013 & WSUP22-0010 for Lakeside Custom Subdivision was approved by the Planning Commission for 24 lots.
- On June 6, 2023, an amendment of conditions WAC23-005, was approved by the PC for additional grading to accommodate for a pedestrian path, an irrigation pond, detention pond, and drainage.

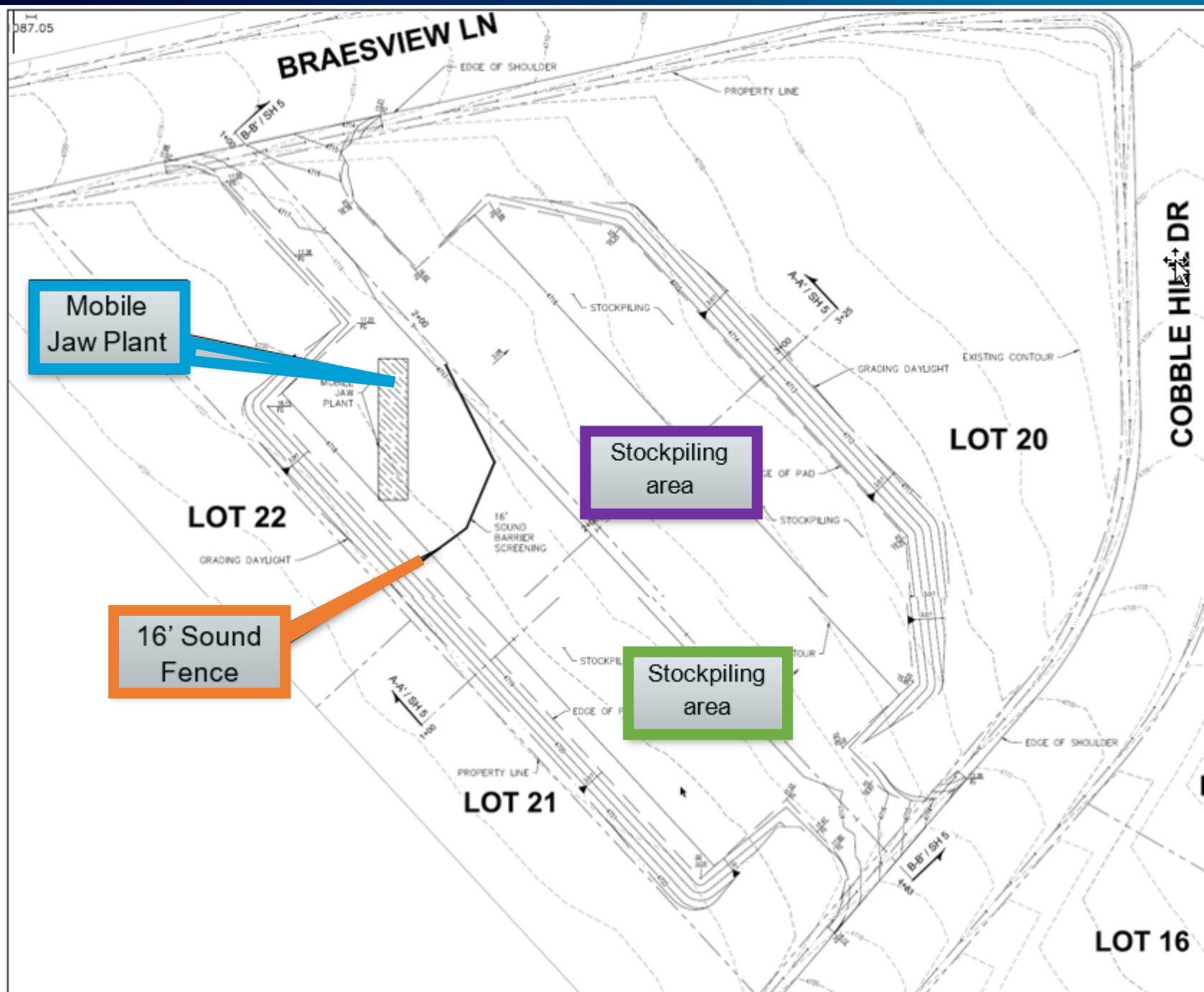
- The applicant is proposing temporary on-site material processing site on a 1.02 acre pad.
- The disturbed area is over one acre and per 110.438.35(a)(1) a special use permit is required.
- The material will be used on-site for riprap, structural material for drainage channels and for construction of the roadways within the subdivision only.
- Crushing rock on the site will reduce the truck traffic with large rocks not being removed from the site and will reduce or eliminate the need to import material to construct the infrastructure and roadways.

COBBLE HILL CUSTOM LOT SUBDIVISION

TEMPORARY MATERIAL PROCESSING
GRADING SPECIAL USE PERMIT
OVERALL SUBDIVISION AREA

JOB# NO: 21087.05

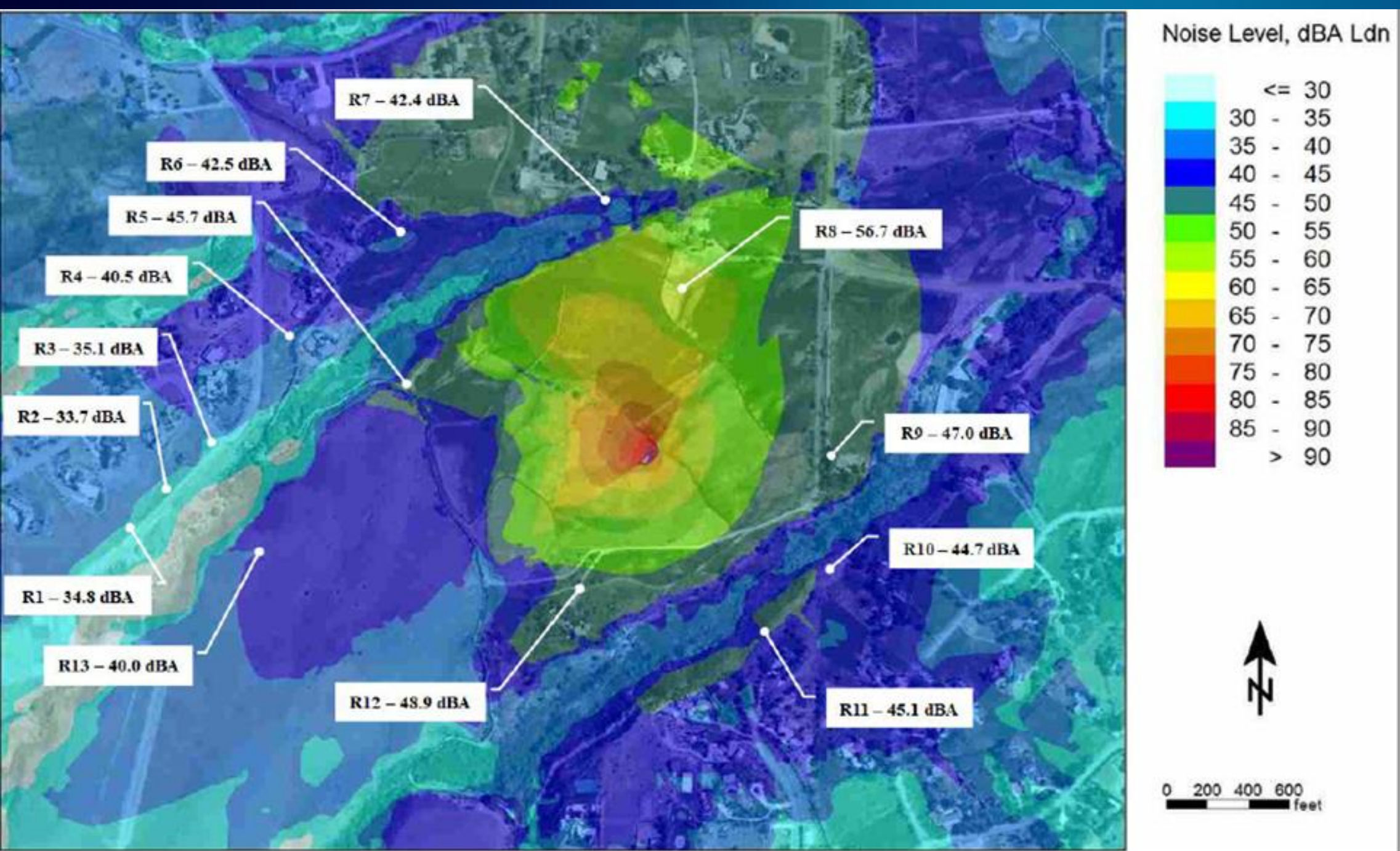




Processing Machinery



- The application calls the machine “a vibrating grizzly feeder, jaw crusher that can sort the processed materials.”
- The noise generated by the machine is below Washoe County code requirements 110.414.(b) of 65 Ldn (day-night average sound level) at the site’s property line.
- Conditioned to only run between 7am to 4pm, Monday through Saturday and not operate for more than 180 days.



Amended Condition



Staff is requesting to amend condition of approval for condition 1e to the following:

e. The operation of rock crushing machinery shall be limited to the hours between 7am to 4pm, Monday through Saturday. The rock crushing machinery shall not be located on the property for more than 180 days, commencing at the first date of equipment operation and a 16-foot sound screen fence will be installed on the south and west of the site.

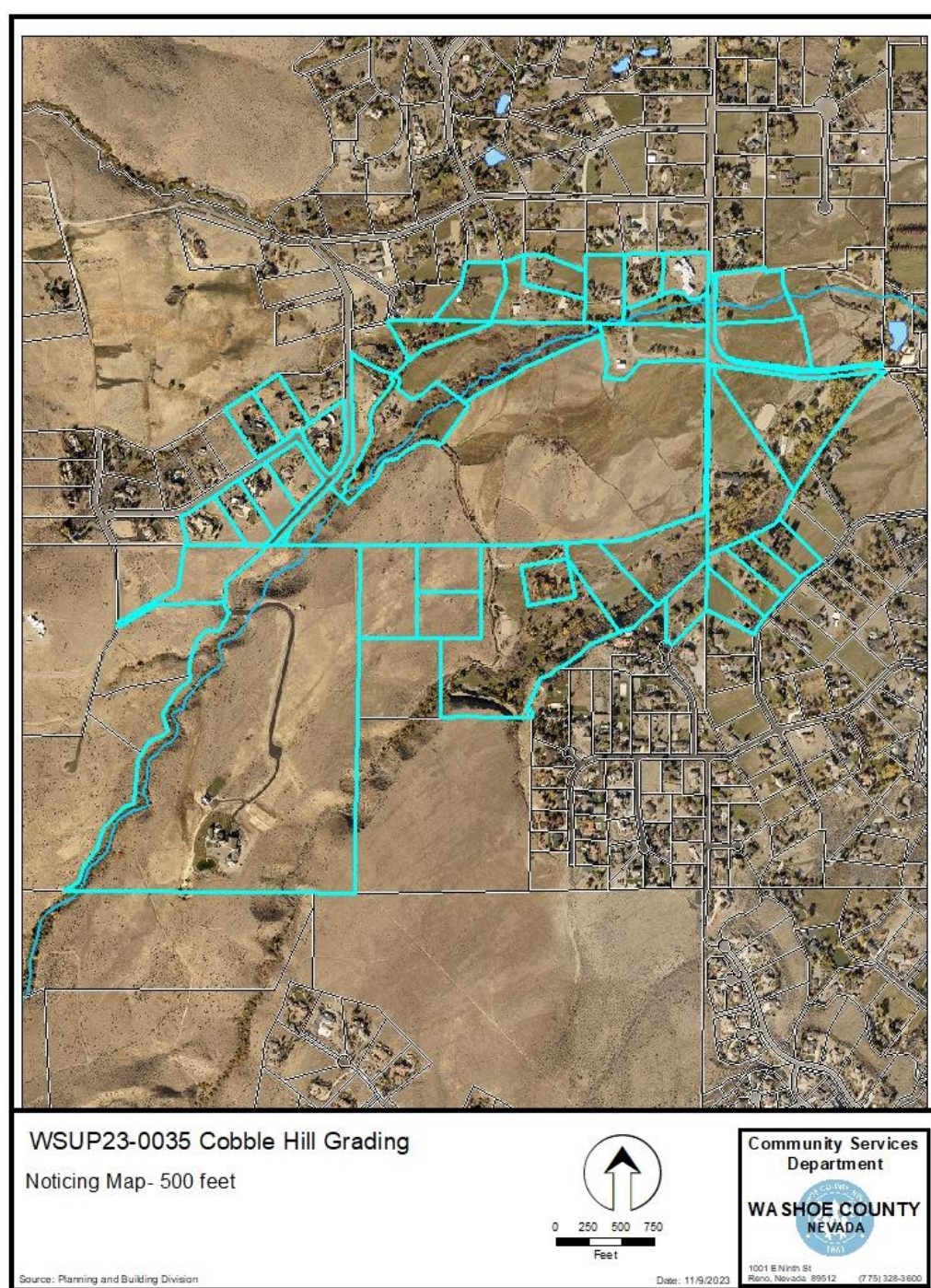
Neighborhood Meeting



- The meeting was held at the South Valleys Library, from 5:45 p.m. to 6:45 p.m. on October 24th.
- The meeting was held in person with 11 attendees.
- There were numerous questions concerning noise from the equipment and trucks, dust concerns, how long will the equipment be on-site and other processing equipment

Noticing

- 36 parcels were noticed.
- A few phone calls were received asking about request.
- Emails were received in oppositions and were also sent to the Board members.



- 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 the required findings, as shown in the staff report and recommends approval

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 the **Amended** conditions Special Use Permit Case Number WSUP23-0035 for 8900 Lakeside LLC 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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