

The attached document was submitted to the
Washoe County Board of Commissioners during
the meeting held on August 28, 2018.
by CSD
for Agenda Item No. 22
and included here pursuant to NRS 241.020(8).



WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT Planning and Building

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ITEM 22

August 28, 2018

To: Board of County Commissioners

From: Julee Olander, Planner, 775.328.3627, jolander@washoecounty.us

Subject: Addendum to staff report for Special Use Permit No. WSUP18-0006 (Arrowcreek Middle School Grading)

The following additional conditions were presented at the Board of Adjustment meeting on June 7, 2018. If the special use permit is approved, staff recommends the following new conditions be added:

- m. If any blasting is required during the project grading, a blasting mitigation plan will be submitted with the grading plan(s). The blasting mitigation plan will be completed by a qualified contractor.
- n. If construction hours are varied for the pouring of concrete slabs, a plan will be submitted to the Washoe County for approval by the Planning and Building Director.
- o. Construction noise will not exceed 65 dB at the property line and 'hush' alarms will be installed to construction vehicles to mitigate noise.

The Washoe County School District is requesting to amend Condition H. If the special use permit is approved, staff supports the proposed change and recommends amending condition H from following:

"All boulders recovered during grading on site or exposed on site shall be placed on cut and filled slopes among the required landscaping."

To-

"When feasible, boulders recovered during grading on site or exposed on site shall be placed on cut and filled slope among the required landscaping, and subject to the Planning Director review and approval."

BCC 8-28-18 #22
CSD



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE



Washoe County
School District

Every Child, By Name
and Face, To Graduation



Middle School at Arrowcreek Special Use Permit

August 28, 2018



Project Background

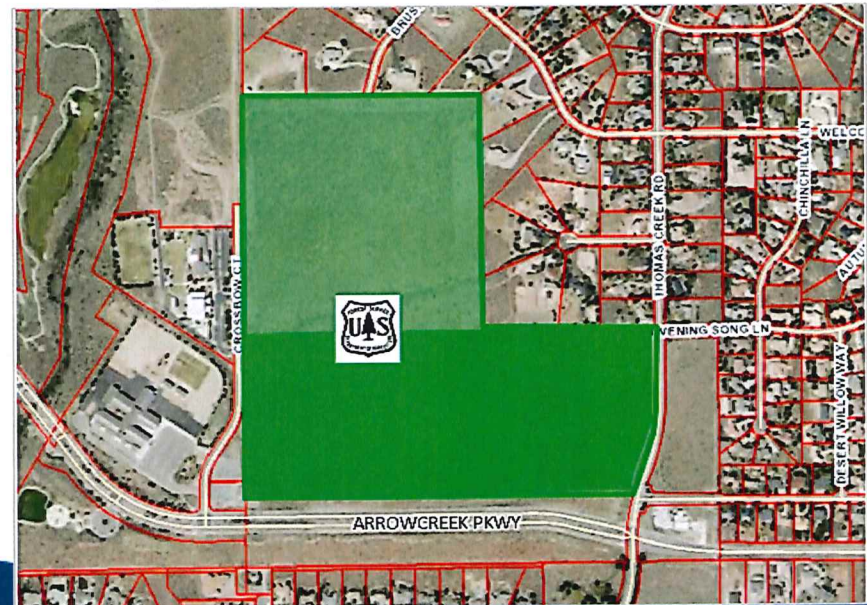
- Special Use Permit for Grading
- Findings for a Special Use Permit
 - Consistency
 - Improvements
 - Site Suitability
 - Issuance Not Detrimental
 - Effect on a Military Installation





Land Acquisition History

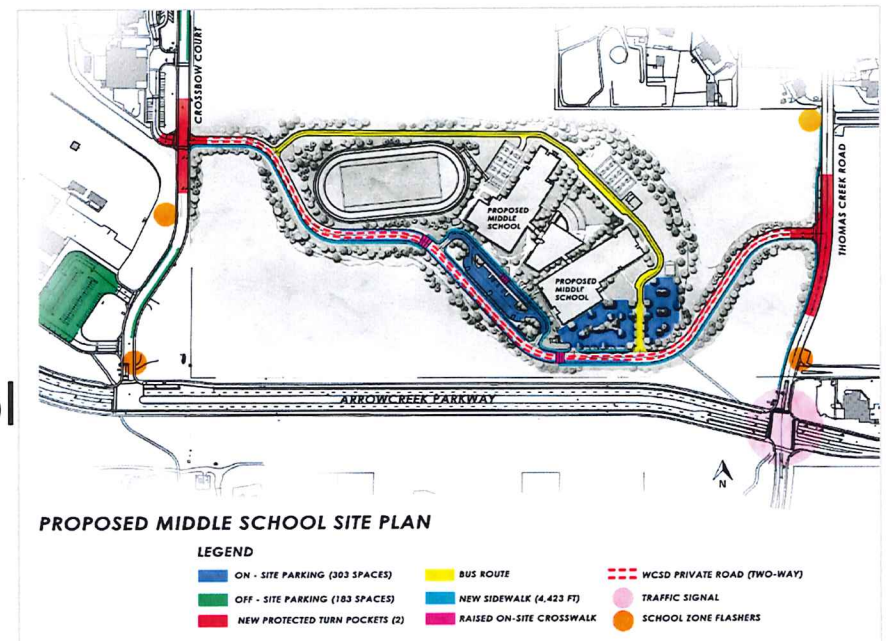
- USFS – Education Land Grant Act
 - WCSD has been pursuing site since 2004
- Environmental Assessment process
- Public Input process
 - 3 community meetings





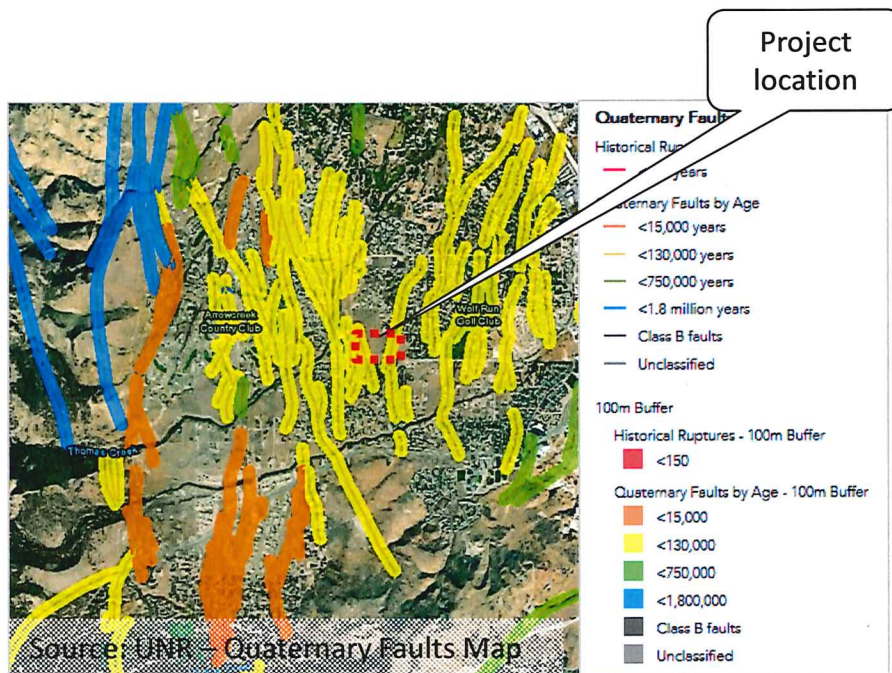
Site Design Modifications

- Enhanced drainage and traffic engineering
- Modified design:
 - Moved school location and site layout
 - Reduced land transfer area
 - Reduced site plan to one school
 - Added parking
 - Added traffic signal

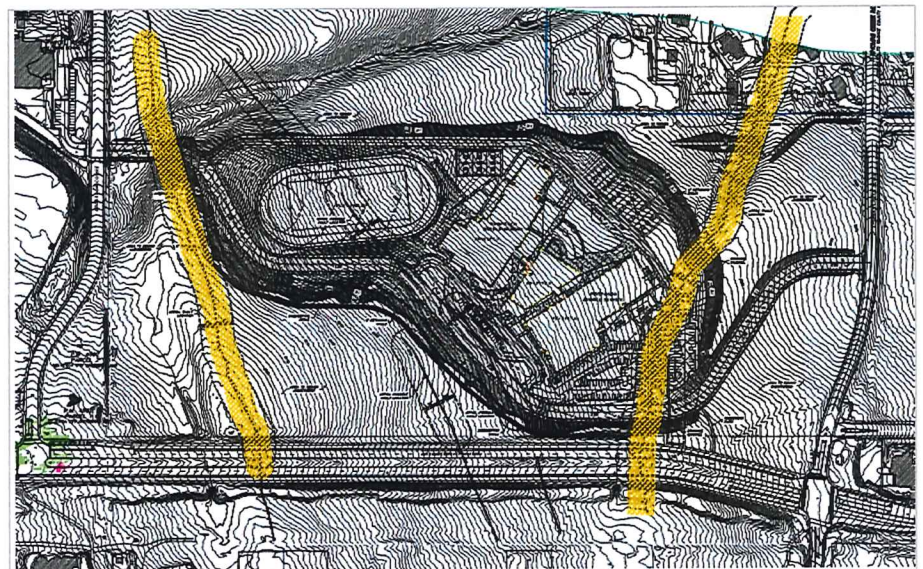




Seismic Considerations



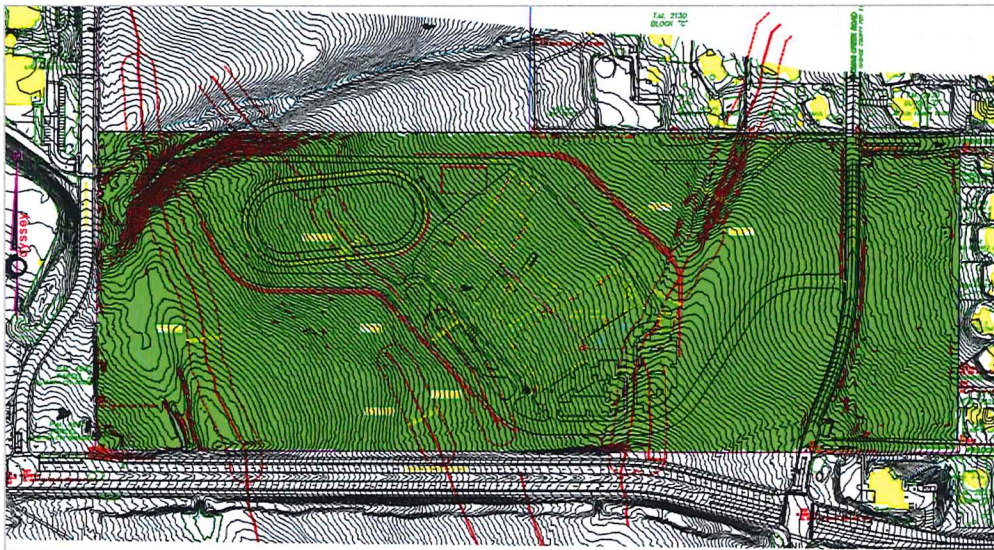
Existing Faults Map



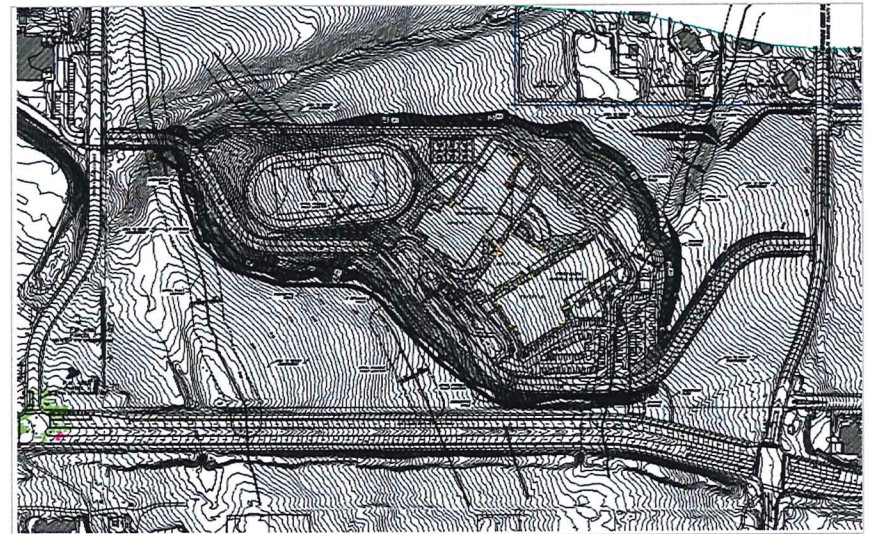
Proposed Site Plan



Slope Considerations



Existing Slope Map

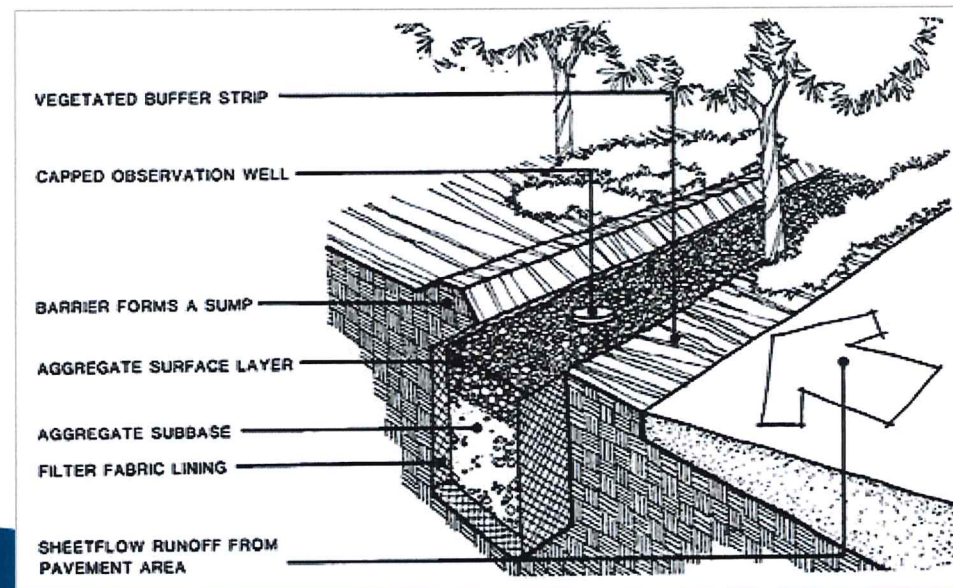


Proposed Grading Plan



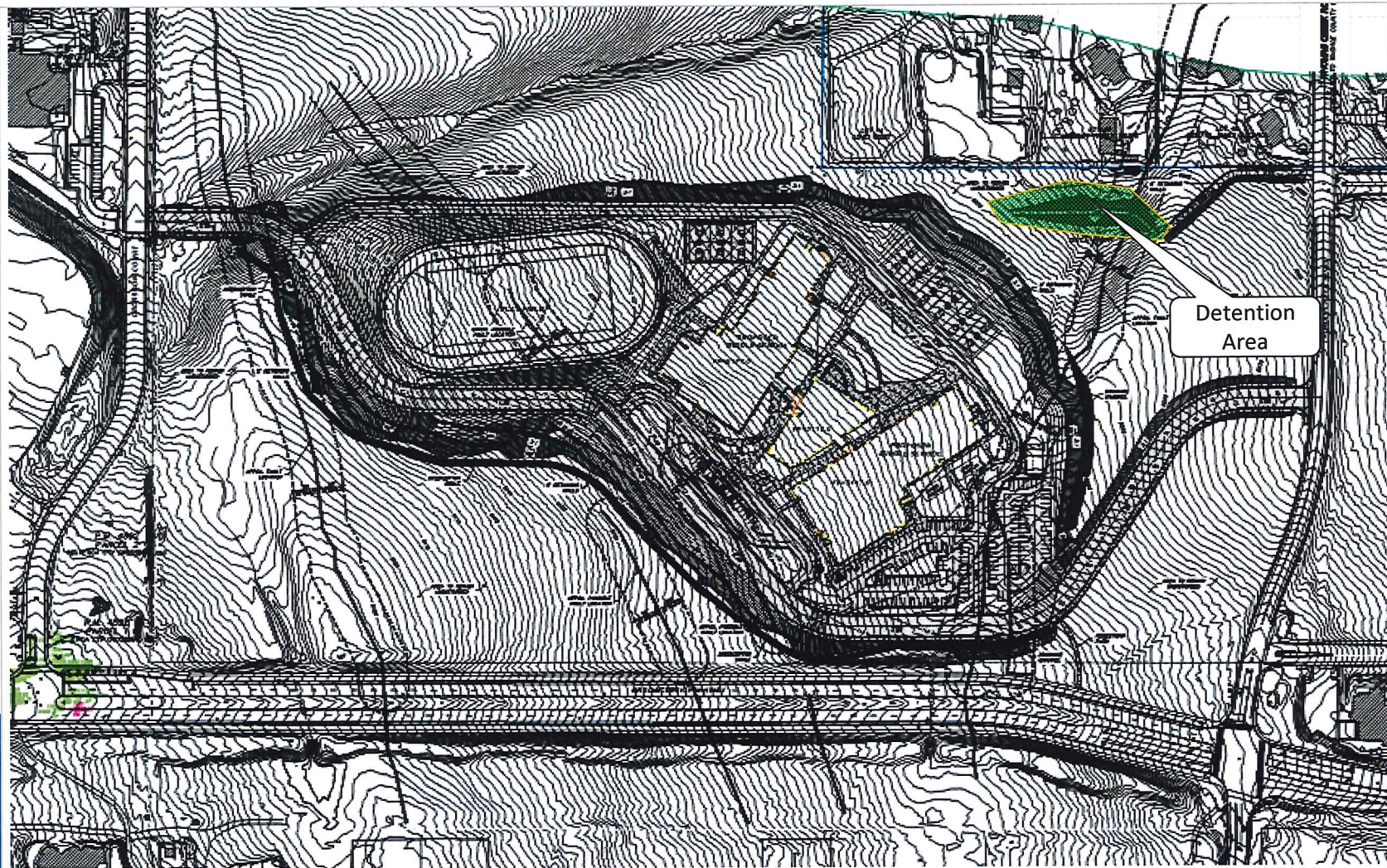
Drainage Design

- Washoe County Code requirements
 - Design reduces peak flows by more than 75%
- On-site storm water detention basins
- On-site infiltration
 - Playfields
 - Parking lots



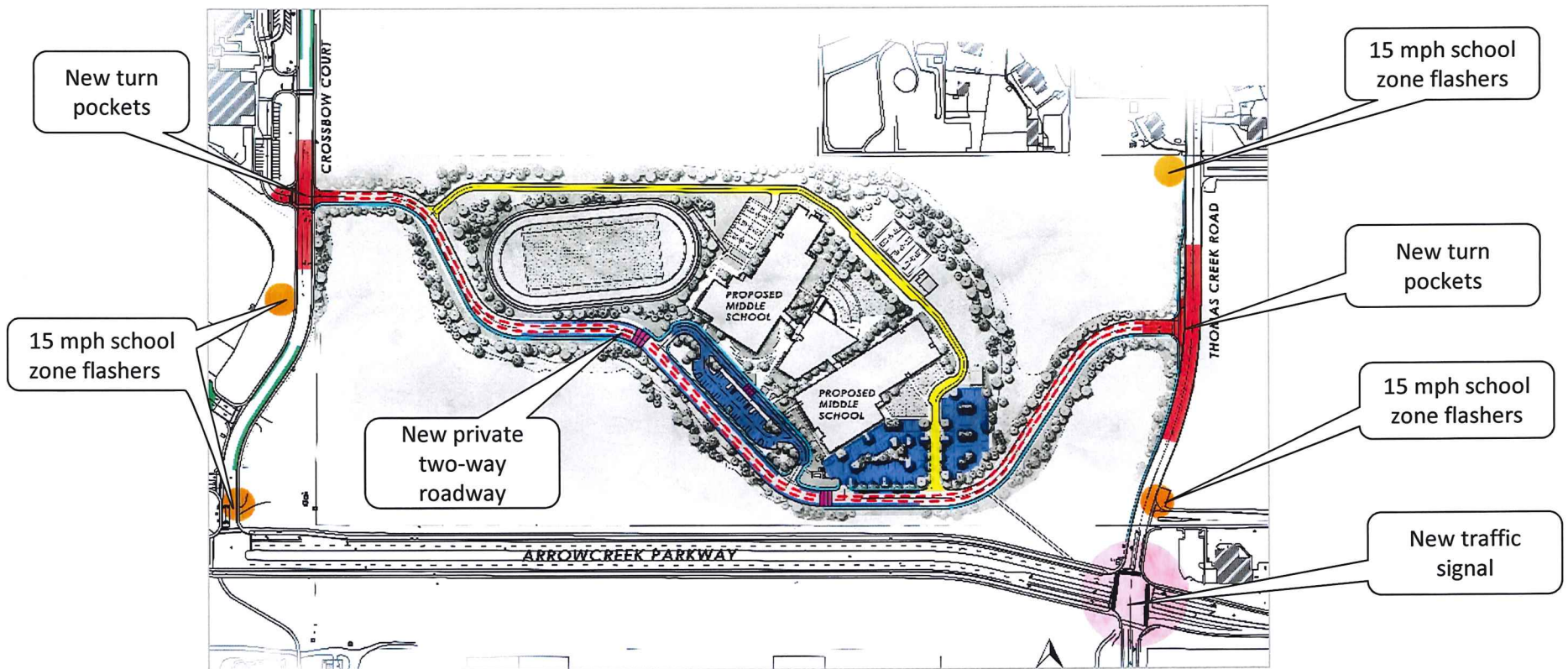


Detention Design



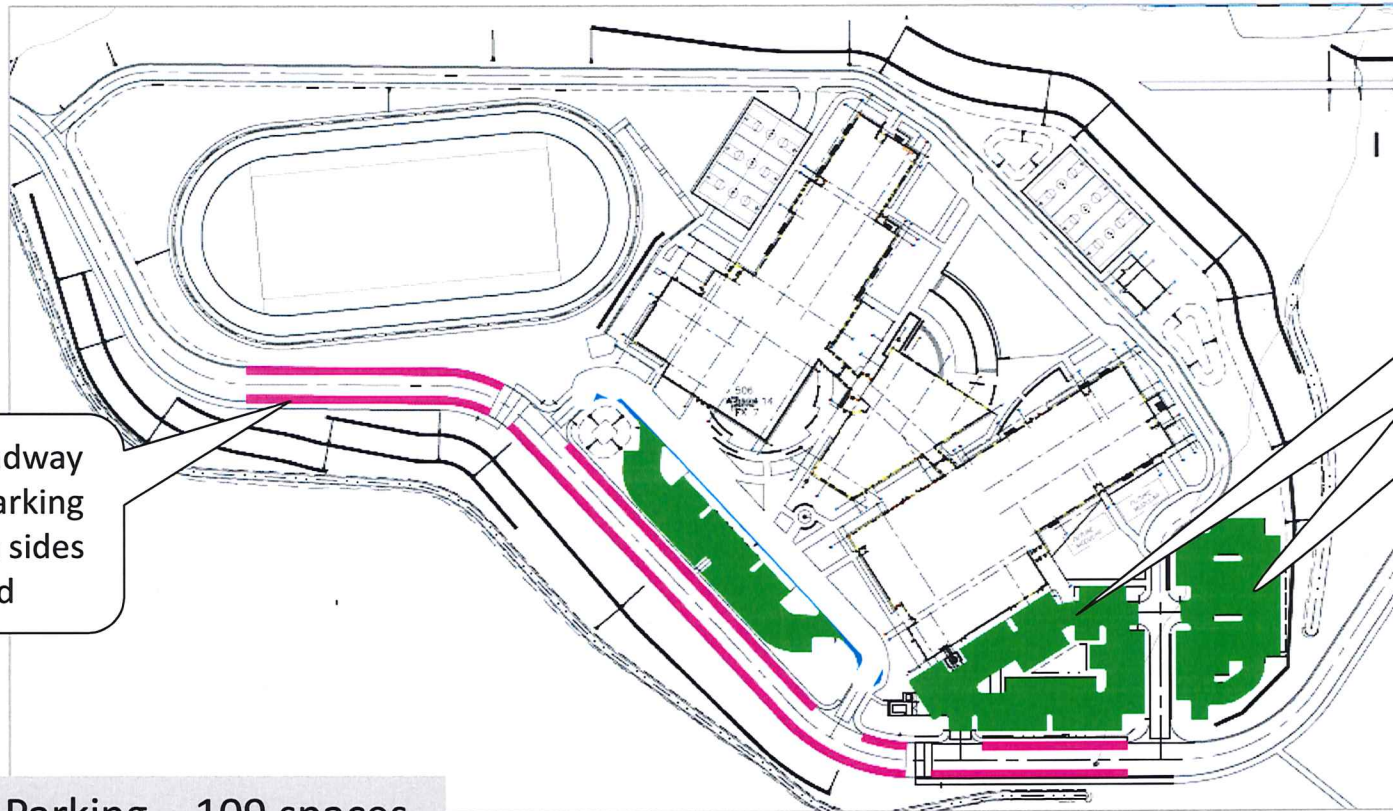


Traffic Considerations





Parking Considerations



Private roadway includes parking along both sides of road

Over 300 parking stalls on-site

Required Parking – 109 spaces
Provided On-Site – 303 spaces
Provided Off-site – 240 spaces
TOTAL PROVIDED – 543 spaces



Landscape Design



- 40% of site will remain native
- Over 500 new trees
- Over 2,500 native shrubs
- All irrigation with recycled water



Findings

1. **Consistency** – The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;
2. **Improvements** – 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** – The site is physically suitable for the type of development and for the intensity of development;
4. **Issuance Not Detrimental** – 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.



Conditions of Approval

New Conditions:

- m. If any blasting is required during the project grading, a blasting mitigation plan will be submitted with the grading plan(s). The blasting mitigation plan will be completed by a qualified contractor.
- n. If construction hours are varied for the pouring of concrete slabs, a plan will be submitted to Washoe County for approval by the Planning and Building Director.
- o. Construction noise will not exceed 65 dB at the property line and 'hush' alarms will be installed to construction vehicles to mitigate noise.

Amendment to Condition H:

- **Existing:** All boulders recovered during grading on site or exposed on site shall be placed on cut and filled slopes among the required landscaping.
- **Proposed:** **When feasible,** boulders recovered during grading on site or exposed on site shall be placed on cut and filled slope among the required landscaping, **and subject to the Planning Director review and approval.**



Questions?





APPEAL

WSUP18-0006 Arrowcreek Middle School Grading



*Board of County Commissioners
August 28, 2018*



Background

- **On June 7, 2018 a special use permit (SUP) for grading for new middle school on Arrowcreek Parkway and Thomas Creek Road was presented to the Board of Adjustment (BOA)**
- **BOA was not able to make the findings and denied the SUP**
- **The Washoe County School District appealed the decision on June 14, 2018**
- **The following information was presented to the BOA**

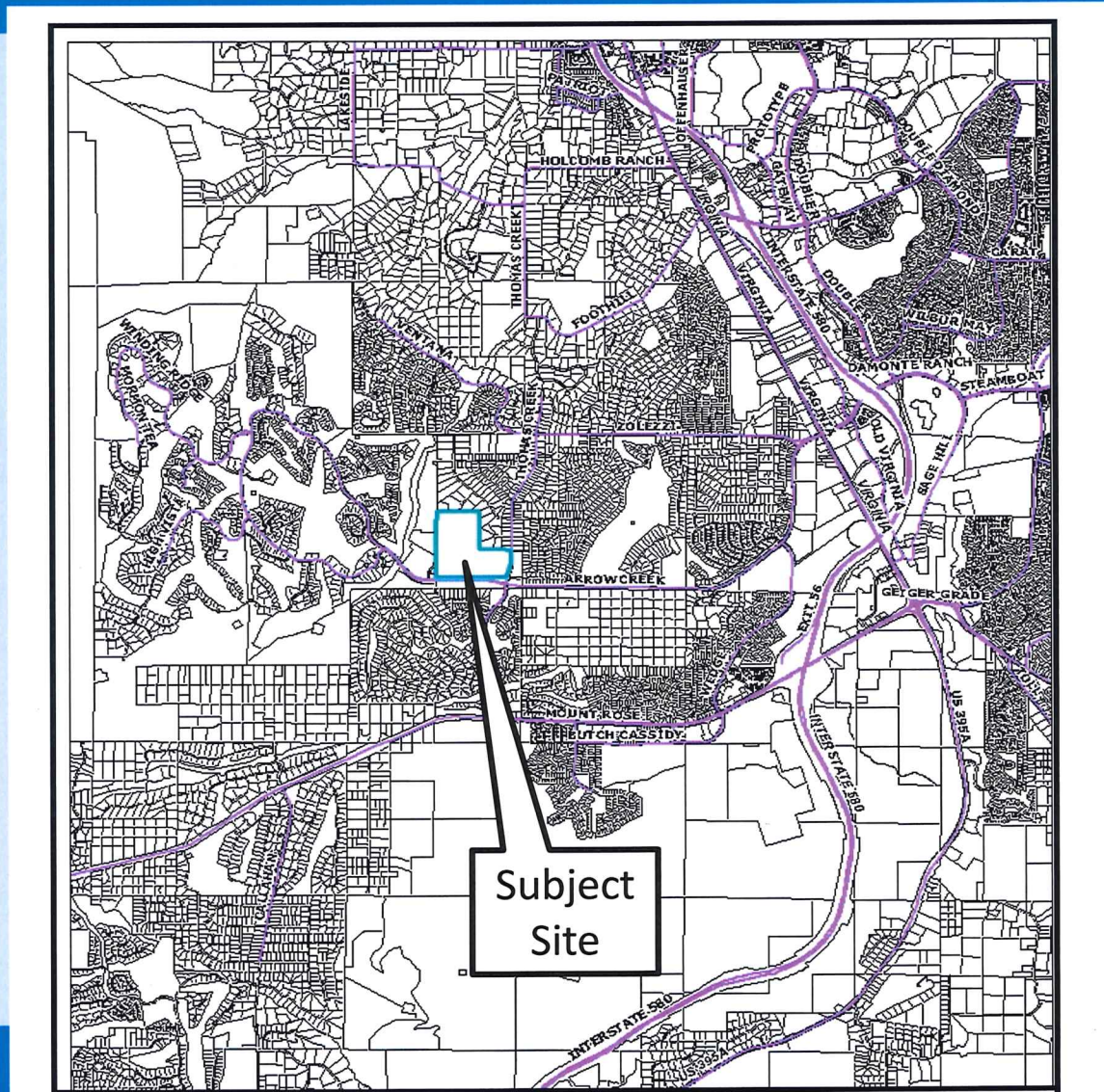


Overview

The SUP application is a request to grade an area of approximately ± 28.4 acres with $\pm 247,980$ cubic yards of cuts and $\pm 251,748$ cubic yards of fill and to allow slopes greater than 10 feet in height to facilitate construction of a new Middle School.



Vicinity Map





Site Plan





Slope Map



Slopes Table

Number	Minimum Slope	Maximum Slope	Area	Color	%
1	0.00%	15.00%	2476385.19	Green	95%
2	15.00%	30.00%	111711.63	Red	4%
3	30.00%	142.66%	10395.90	Purple	1%



Analysis

- **The site is vacant with native vegetation and no trees and has a regulatory zone of Low Density Suburban (LDS)**
- **There will be no import or export of material**
- **The grading will be screened from public view, adjacent roadways and neighboring properties with extensive landscaping that includes 566 trees and 2,492 shrubs**



STMWV CAB & Public Comment

- **The project was presented to the South Truckee Meadows/Washoe Valley CAB on May 3rd**
- **There were numerous questions and concerns including traffic, dust control, views from existing homes and water runoff**
- **The CAB recommended that the SUP move the application forward to the Board of Adjustment**
- **One email was received which was included in the staff report**



Updated Information

- **Washoe County School District has met with staff and neighbors**
- **The School District is requesting the following updates and changes to SUP conditions**



Additional Conditions

- 1. If any blasting is required during the project grading, a blasting mitigation plan will be submitted with the grading plan(s). The blasting mitigation plan will be completed by a qualified contractor.**
- 2. If construction hours are varied for the pouring of concrete slabs, a plan will be submitted to the Washoe County for approval by the Planning and Building Director.**
- 3. Construction noise will not exceed 65 dB at the property line and 'hush' alarms will be installed to construction vehicles to mitigate noise.**



Update Conditions

- **Change Planning & Building Condition H from-**
- **“All boulders recovered during grading on site or exposed on site shall be placed on cut and filled slopes among the required landscaping.”**
- **To-**
- **“When feasible, boulders recovered during grading on site or exposed on site shall be placed on cut and filled slope among the required landscaping, and subject to the Planning Director review.”**



Possible Motion

- A motion to agree with the Board of Adjustment's denial is provided in the staff report on page 5
- A motion to disagree with the denial, staff offers the following motion:
- “Move to approve the appeal and reverse the denial of Special Use Permit Case Number WSUP18-0006 (Arrowcreek Middle School Grading), **with the additional conditions as presented**. The approval is based on the Board's ability to make all four of the findings required by WCC Section 110.810.30.”





Agency Review & Noticing

- **4 of the 22 reviewing agencies provided conditions**
- **The property owners within 500 feet of the site were noticed**
- **Legal notice was posted in Reno Gazette Journal**



- **Special Use Permit is required by Washoe County Code Section 110.438.35 in all regulatory zones for major grading**
- **The subject property has a regulatory zone of Low Density Suburban (LDS) and the site meets the major grading thresholds (area, volume, & slope) which requires the applicant to seek the approval of Board of Adjustment for a SUP.**



Looking West from Site





Looking East from Site

