

Begin forwarded message:

From: Chuck Allen <dezzie192@yahoo.com>
Subject: Board of Adjustment - Sanctuary of God Church - Special Use Permit Date: September 22, 2025 at 4:14:35 PM PDT
To: peter@cpnv.com, kjulian@washoecounty.gov, leohorishny@gmail.com, pcaldwell@washocounty.gov, rpierce@washoecounty.gov

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Dear Members of the Board of Adjustment,

I am writing to formally express my opposition to the Sanctuary of God special use permit currently under review. As a former 24-year resident of Rolling Ridge Road and a current 8-year resident of Opal Station Drive, I share significant concerns with many of my neighbors regarding this proposal.

My objections are based on the criteria outlined in Article 8, Administrative Permits, Section 110.108.25, findings (a) through (d):

(a) Consistency with the Master Plan

The proposed special use permit is not consistent with the Golden Valley Master Plan, which designates this area as low-density residential, with homes primarily situated on 1+ acre lots. When Lennar and Jennuane developed their residential projects in Golden Valley (in 2008 and 2023), they were required to adhere to these standards, ensuring new homes bordering existing properties were built on one-acre parcels. Allowing a commercial development on Rolling Ridge Road contradicts these established requirements and undermines the precedent set for residential development. The five-acre parcel in question should be limited to residential use only.

(b) Impact on Infrastructure and Safety

Rolling Ridge Road is a narrow residential street with only eleven homes, each on one-acre lots. The proposed permit does not include infrastructure improvements such as road widening, curbing, sidewalks, or lighting. The addition of a 154-space asphalt parking lot introduces a substantial impervious surface on sloped terrain, increasing the risk of water runoff and vehicle-related pollutants affecting nearby properties. Furthermore, the influx of traffic associated with church services and events would significantly raise the risk of accidents and obstruct residents' ability to safely enter or exit their driveways. Washoe County and the permit applicant must carefully evaluate the current traffic control pattern at the intersection of Rolling Ridge and Spearhead Roads, as well as strongly consider or mandate a traffic signal light at the intersection of Spearhead Drive and Golden Valley Road to mitigate these risks.

(c) Site Suitability

The proposed building does not meet the site suitability requirements. Rolling Ridge Road is not equipped to handle the volume of vehicular and pedestrian traffic this project would generate. While the pastor indicated at the recent community meeting at North Valley High School that services would be held only on Sundays, churches routinely host weddings, funerals, fundraisers, educational programs, and other events throughout the week. Additionally, there has been no clear explanation of the secondary ingress/egress. If access is routed through Opal Station Drive, which already experiences heavy traffic, this would further exacerbate congestion and safety concerns for residents.

(d) Detrimental Impact on the Neighborhood

The construction of a 15,000-square-foot building would permanently alter the character of Golden Valley, a community defined by its quiet, rural atmosphere and one-acre homesites. As a resident whose backyard directly faces the proposed parcel, I am deeply concerned about the visual impact, increased noise, lighting, traffic, and potential for transient parking. These disruptions are incompatible with the lifestyle and environment that Golden Valley residents value. I am not alone in these concerns.

Request for Transparency

Lastly, I respectfully request that the Board publicly share the findings of the recent traffic analysis/study related to this proposal. Transparency on this matter is essential for informed community engagement.

Thank you for your time and consideration.

Sincerely,
Charles (Chuck) Allen
Resident of Golden Valley

Begin forwarded message:

From: Pamela Egan <eganpamelaj@gmail.com>
Subject: Opposition to Proposed WSUP25-0113 Sanctuary of God Church
Date: September 22, 2025 at 6:41:21 PM PDT
To: rpierce@washoecounty.gov

Hello,

I write to you as a neighbor of the proposed project referenced above. My backyard literally would overlook the parking lot and church. I live at 8395 Opal Station Dr. I am opposed to the granting of a special use permit to change the low density zoning to allow for a large church which would essentially cause irreparable harm to our single family home neighborhood. Furthermore, the flow of traffic coming down Rolling Ridge Rd would have headlights shining into my home on any night there was an activity. A church is not a Sunday only venue of worship, it encompasses many other uses: women's groups, youth groups, Bible studies, weddings, funerals, craft fairs, etc. Having a large lighted parking lot in my backyard with a huge increase of traffic would take away from my peaceful and tranquil environment for which I purchased my home. This constant disruption would cause undue distress to my family and to my pet.

Is the county willing to pay me for the loss in property value that would result in having a lighted parking lot with a busy church behind my house? What about the increase in traffic accidents caused by the turning onto Golden Valley road, already a busy road that has multiple accidents each year? There are already fatalities on Golden Valley as it is difficult to enter from any side street.

I love the community of church, I have belonged to churches in the past and my children when young participated in many church groups and activities. **I just don't want it in my backyard.** This is a neighborhood, there are far better locations that would cause less damage to the surrounding neighborhoods. Low density zoning means just that - changing the zoning now for one individual looking for a special use permit is not in the best interest of the neighborhood or the residents who purchased homes here to enjoy what they thought would remain a peaceful and tranquil living situation. This property cannot be sustained without being annexed into the City of Reno to have water and sewer services - once that happens then if the Church sells or closes and someone else buys the property and decides to petition to open a Casino or some other commercial undertaking? This property is NOT a suitable site for a large and busy church community. The proposed use of this property is severely detrimental not only to the neighborhood but to the environment as well, I'm citing the lack of drainage on this property that would impact the surrounding home sites and wells.

Please leave this neighborhood as it was intended, as a low density single family home area.

Respectfully,

Pamela Egan
Home Owner

Begin forwarded message:

From: GARY MACKAY <gandjmackay@sbcglobal.net>
Subject: Rezoning Concern on Rolling Ridge Road
Date: September 26, 2025 at 7:34:14 PM PDT
To: "rpierce@washoecounty.gov" <rpierce@washoecounty.gov>

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Dear Mr. Pierce,

Please review the attached document outlining our concerns regarding the Sanctuary of God Church located on Rolling Ridge Road in Reno, NV. Feel free to reach out if you have any questions.

Best Regards,

Judy

Good evening Chair and members of the board. My name is Judy MacKay, and I live on Rolling Ridge Road, directly near the property in question.

I'm here today because I have serious concerns about the request for a special use permit to allow a church at the end of our street. This property is currently zoned residential, and the request is asking to place a commercial-style use in the middle of a quiet neighborhood.

My husband and I bought our property 52 years ago on this cul-de-sac. At that time—and still today—it was zoned for one-acre horse parcels, designed to protect the quiet, residential character of the area. We made our home and raised our family here with the expectation that zoning would be respected and upheld.

Allowing a church at the end of Rolling Ridge Road would bring traffic, parking issues, and noise into a neighborhood that was never designed to handle that kind of use. Our street is narrow and quiet, and large gatherings, particularly on evenings and weekends, would create safety concerns as well as disruption to the peaceful environment that residents have relied on for decades.

For these reasons, I respectfully ask you to deny this special use permit. Our neighborhood was planned and zoned as residential, and it should remain that way to protect the quality of life that families like mine have invested in for over half a century.

Thank you for your time and for considering my concerns.

Begin forwarded message:

From: "Gary&Leanne Utterback" <snakepit234@gmail.com>**Subject: Current Permit Project**

WSUP25-0113 Sanctuary of God Church

Date: September 27, 2025 at 9:20:29 AM PDT

To: "Kiulian@washoecounty.gov" <Kiulian@washoecounty.gov>, "peter@cpnv.com" <peter@cpnv.com>, leohorishnv@gmail.com, pcaldwellk@washoecounty.gov, rpierce@washoecounty.gov, lwashoe311@washoecounty.gov

My name is Leanne Utterback and I live at 3475 E. Golden Valley Rd. I have become aware of the permit to build the Sanctuary of God above my location off of Opal Station drive. Due to already increasing traffic on Golden Valley Rd. throughout everyday of the week, this would exceed the limitations of access and exiting onto Golden Valley Rd. The North Valleys High School, the Quarry activity, and the current construction on the exit/ entrance from 395 (#73) has already made entering/exiting from Golden Valley Rd. a safety situation. The road already is not situated for easy flow on this road.

I am very concerned about the lighting for the structure and the parking lot that would greatly affect my home and property, shining directly toward my front window. The fact that the hill is mostly of clay base, the water would run down the hill to homes built at the base of said hill that would be leveled to build this Church Structure and parking lot. Many of the homes below this proposed building site have already had many issues with Septic tanks needing to be relocated, and a new resident across from my home has brought in tons of fill dirt to avoid water swamping the area. Of course the pollution of oils that would run off the hill would affect residents and their drinking water. For myself, it would mainly be the traffic situations but for others here in Golden Valley, it would bring about many more expenses, and situations of concerns. I hope that the group in charge of this project would reconsider this permit, and reject the project from ever being built.

Thank you,
Leanne Utterback

Begin forwarded message:

From: Elaine Hanford <ejhanford@att.net>

Subject: WSUO25-0013 Sanctuary of God Church - Comments on Special Use Permit Application

Date: September 23, 2025 at 10:00:56 AM PDT

To: "kjulian@washoecounty.gov" <kjulian@washoecounty.gov>, "peter@cpnv.com" <peter@cpnv.com>,

"leohorishny@gmail.com" <leohorishny@gmail.com>,

"pcaldwell@washoecounty.gov" <pcaldwell@washoecounty.gov>,

"rpierce@washoecounty.gov" <rpierce@washoecounty.gov>,

"washoe311@washoecounty.gov" <washoe311@washoecounty.gov>,

"jherman@washoecounty.gov" <jherman@washoecounty.gov>

Case Number: [WSUP25-0013 Sanctuary of God Church](#)

Planner: Eric Young, eyoung@washoecounty.gov

Planning Area: North Valleys

Tentative Hearing Date: October 2, 2025

Reviewing Body: [Board of Adjustment](#)

I will be attending the Board of Adjustment Meeting scheduled for 2 October 2025. My concerns are based on more than 40 years as a Professional Geologist. My specific concerns are listed below.

Public Concerns & Comments – Proposed Sanctuary of God Church

20 August 2025

EJ Hanford – phone: 775-677-8098 – resident of Golden Valley

I have reviewed the Sanctuary of God Church application for a Special Use Permit (Application) and have the concerns listed below that I believe must be fully responded to assist consideration of the Application for Special Use Permit by the County. Based on the currently available data and information and concerns, I believe the **Special Use Application should be denied**.

- Has a Geotechnical Investigation been conducted by a qualified Geotechnical Firm for the proposed project? If YES, then the Geotechnical Report should be made available in its entirety to determine whether it fully address the concerns listed below. If NO, then a Geotechnical Report needs to be conducted by a qualified Geotechnical Firm for the proposed project to fully address the concerns listed below. Note: I was told this morning (20 August 2025) in a telephone call with Robert Cotter that a geotechnical investigation has not yet been conducted.
- The geology of the site is mapped as epiclastic volcanic breccia that has been hydrothermally altered to quartz, sericite and clays (see attached figure). As shown on the attached figure, these geologic materials require engineered septic systems because they have failed percolation (infiltration) tests. Percolation (infiltration) tests should be conducted as part of the Geotechnical Investigation with regard to a proposed retention/detention pond.
- The Application indicate 18,000 cubic yards of material will be excavated on site, with the intent to use this material on site for fill (with no import or export). Has the suitability of this onsite material (hydrothermally altered volcanics resulting in significant clay content) been evaluated for onsite fill? For foundation support? For landscape vegetation?
- The Application indicates that 158,500 square feet (73%) of the roughly 5-acre property will be disturbed as indicated in Item 3 of the Supplemental Information Questionnaire. However, Item 2 under the Supplemental Information Overview indicates that roughly 80,000 square feet will be disturbed for building, parking and drainage improvements. These two numbers (158,500 versus 80,000) must be reconciled.
- How will the extent of disturbed area impact (i.e., increase) the amount of runoff on the site, especially since the Application indicates no retaining walls are being proposed and a significant proportion of the site will be covered by impermeable surfaces (e.g., building & parking area) that are known to increase runoff?
- A pond is proposed to “manage runoff and protect adjacent properties from erosion or increased flow.” Throughout the text of the Application, this pond is referred to as a “detention pond.” However, on Figure C2, it is labeled as a “retention pond.” By definition, detention storage involves slowing runoff and then releasing it. Retention involves containing runoff and not releasing it downstream; retention waters are removed from storage only by infiltration through porous sediments at the bottom of the retention basin or by evaporation or evapotranspiration. The function of the onsite pond needs to be clarified. If it is a “detention pond” then how will waters be released? If it is a “retention pond” then questions of percolation become paramount along with concerns that pollutants could be transmitted to the groundwater or standing water residing in the pond could create environmental concerns associated with ponded stagnant water.
- Exact dimensions and capacity of this pond need to be provided, along with detailed explanation of how this pond was designed and the expected amount of runoff it will receive given that storms tend to be intense and localized rather than lighter precipitation. Has any percolation (infiltration) test been conducted in the proposed pond

location? If so, what are the results? Given that the surrounding properties underlain by the same geologic material (i.e., hydrothermally altered volcanics with high clay content) were required by Washoe County to develop engineered septic systems (see attached figure), the viability of a pond in this location is questionable.

- There is additional concern that the pond will receive runoff contaminated with hydrocarbons and heavy metals from the parking lot areas. Infiltration of such contaminated water from the pond could contaminate groundwater that supplies domestic wells and drinking water for the adjoining and downgradient property residents.
- Further, there is concern that the pond may contain runoff for extended periods of time contrary to Washoe County Public Health environmental concerns, including the breeding of mosquitoes.

These concerns were submitted to Sierra Builders along with a map of the proposed site, a comparable map showing the locations of surrounding properties that were required by Washoe County to install engineered septic systems because of the failure of infiltration tests in the volcanic rocks that similarly underlie the proposed site, and copy of an abstract "Definition and Development in Expansive Rock of the Peavine-Wedekind District, Reno, Nevada" that was published in the 1986 Geological Society of America, Abstracts with Programs, volume 18(2), page 84 specifically noting:

"Based on laboratory testing, these expansive rock materials exhibit anomalously high plasticity, with Plastic Indexes ranging from 50 to 75 and Liquid Limits of 75 to 95. Expansion potential measured by oedometer testing of undisturbed samples under nominal loads ranged from approximately 20 to 25 percent for samples initially at field moisture contents of approximately 24 to 26 percent. These values exceed the typical ranges for clay soils in all environments examined in the Reno area."

From: Helen Lopez <eclopez@outlook.com>
Subject: Sanctuary church of God
Date: September 29, 2025 at 6:38:31 PM PDT
To: "rpierce@washoecounty.gov" <rpierce@washoecounty.gov>

Date: September 29, 2025

Helen Lopez
3400 Rolling Ridge Rd
Golden Valley , NV

Regarding: Sanctuary Church of God proposal on Rolling Ridge Rd, Golden Valley
To Whom it may concerned; I would like to express my opposition to the proposed Sanctuary Church of God who is applying for a permit to build on the top of Rolling Ridge Rd in Golden Valley.

My concerns are:

1. People Traffic: Im Concerned about people I don't know passing my home that I have always felt safe being in , Right now there is zero crime and bringing into our neighborhood

approximately 500 people which Im told is the capacity for this building , there is no way that this can be controlled. This church is supposedly a sanctuary church so this automatically will draw who knows how many people from all walks of life at different times of the day and also at at least 3 days out of the week,. Also, I have horses and I do not want anyone bothering them !

Please keep in mind Golden Valley is 5300 ft elevation and we have very different weather conditions than Reno

AutoTraffic:

2. Because I live at the bottom of Rolling Ridge Rd. and this street inclines up; if there is going to be accidents its going to be in front of my house so its a big concern of mine; especially in the winter time.

With Rolling Ridge Rd supposedly the main thoroughfare to this church and it being at the top of the street there is going to be an incredible amount of traffic going up and down my street and at this point there isnt going to be anyway to be able to control this either ! Not only is this street on an incline; in the winter months its literally extremely hard for cars to drive up 4 to 5 months out the year without a 4 wheel drive vehicle. If there isnt snow on the ground the temperature is below freezing and your talking about ice on the road during the day. If this church is allowed to receive a special permit to build all the complaining and problems for us will be a mute point if there is no one to listen now to all problems this project will bring to a quiet neighborhood!

3 Lastly from what Ive seen from their design its not even going to be a traditional church building its maybe what you would call a glorified barn and it definitely doesn't blend in with many custom homes in our neighborhood. I believe this project would bring the value down on all the homes in this area, I was told by the builder at the meeting in August it wouldn't devalue our homes but there is no real **guarantee** for the home owner, There is no proof that is is an improvement for this neighborhood. In reality this builder goes on to the next project and we as home owners are stuck if hes wrong!

I would like to say that I believe that a church should be built where it is needed not where its not wanted

Thank you,

Begin forwarded message:

From: lorrie petty <forlorrie@hotmail.com>

Subject: Fw: Special Use Permit WSUP25-0113 Sanctuary of God Church Date: September 29, 2025 at 3:06:43 PM PDT

To: "rpierce@washoecounty.gov" <rpierce@washoecounty.gov>

City Council member: Rob Pierce

Proposed Development Special Use Permit # WSUP25-0113 (Sanctuary Of God Church)

My name is Lorrie Aguilar: My husband Oscar and I have lived on Rolling Ridge Rd for over 24 years.

We have several concerns about the Special Use Permit for the Sanctuary Of God Church.

1: Rolling Ridge Rd is a small, quiet, Zoned Residential Narrow Cul-Du-Sac, that is approximately 1600 feet long, with a grade of about 1000 feet going up Rolling Ridge Rd and then drops 600 feet to the end of the Cul-Du-Sac. With 11 homes on Rolling Ridge Rd and most of the residents being retired and living here anywhere from 14 to 52 years.

Rolling Ridge Rd is a Rural Residential Cul-Du-Sac with no streetlights or traffic lights, we have one stop sign that goes into the connecting road Spearhead Dr. Rolling Ridge Rd is showing signs of distress and cannot handle the heavy flow of traffic the church will bring. County services for Rolling Ridge Rd are far and few between, the road has never been paved in the 24 years I have lived here only cracked sealed a few times. During the winter months we are lucky to see a snow plow, and if we do they make a single pass to the top of the hill on Rolling Ridge Rd, leaving large berms for the residents to remove and the plow truck doesn't go to the end of the Cul-Du-Sac.

2: The Church states in its application: The expected number of employees and attendees: Services will accommodate up to 400 people and the parking area will consist of 154 spaces as listed on the permit. The Church pastor stated during our neighborhood meeting that most congregants will travel in 2's, this still calculates to about 200 vehicles traveling up Rolling Ridge Rd to the end of the Cul-Du-Sac to park in 154 spots!

A: Where will the remaining vehicle park?

Rolling Ridge Rd has no side street for parking and if vehicles park on the street this will impact the residents from coming and going to their houses as well as Emergency vehicles from getting through our street.

The amount of extra traffic, noise and safety issues not only from Sunday Services, but also throughout the week with Bible Studies, Group Functions as well as Various Events throughout the week will Highly Disturb our daily routines and our Rural lifestyle we are accustomed to.

Thank you for your time and we hope you will consider denying this Special Use Permit on Rolling Ridge Rd, as the project will create heavy congestion, noise and safety issues to our street.

Respectfully,

Lorrie Aguilar
Resident of Rolling Ridge Rd

Begin forwarded message:

From: Theresa Nannini <nannini@nvbell.net>
Subject: Re: Sanctuary of God SUP Golden Valley
Date: September 29, 2025 at 9:03:34 AM PDT
To: rpierce@washoecounty.gov
Cc: washoe311@washoecounty.gov

We are leaving the following comments about a SUP for the proposed Sanctuary of God Church in Golden Valley.

We live on Rolling Ridge Road and this road is not suitable in our opinion for up to 500 members and over 156 vehicles (per parking lot) to go up and down our urban county road with 11 or 12 one acre custom homes and property using it on a daily basis. The amount of possible traffic on this culdesac road will directly impact the residents who live on Rolling Ridge Road as will the people.

The 5 acre parcel is the last at the end of Rolling Ridge Road culdesac. It is currently a Golden Valley county property with country living. The property access is the narrowest pie shaped piece of property that should not be as main access for such a large traffic area. If someone builds a home on it that is what it was intended for. Living in the county with horse/animal property.

The structure will be higher than the existing 5 acre peak and will NOT be something that is conducive to this valley.

The other concern is the traffic flow on Spearhead and Rolling ridge rd. and the intersections at Spearhead and Golden Valley dr. which currently is in need of a stoplight due to heavy traffic flow morning and evening when people are traveling to and from work and use Golden Valley as a main thoroughfare. The intersection of Rolling ridge rd. and Spearhead is controlled by a stop sign on Rolling ridge rd. only, which doesn't prevent the traffic headed north on Spearhead from traveling at a high rate of speed as they proceed through that intersection. There should be a stop sign for traffic headed north on Spearhead at this intersection. Should approval be granted by the county for the proposed project it will greatly increase the traffic problems described and create a significant safety hazard for residents of this area.

Sincerely,

Tony & Theresa Nannini
3435 Rolling Ridge Road
Reno, NV 89506 775-813-1925 and 775-813-1921

Begin forwarded message:

From: Craig Goodfellow <alarmin@sbcglobal.net>

Subject: Sanctuary of God Church

Date: September 29, 2025 at 12:03:39 PM PDT

To: "Julian, Kathie M." <KJulian@washoecounty.gov>, "peter@cpnv.com" <peter@cpnv.com>, "leohorishny@gmail.com" <leohorishny@gmail.com>, "Caldwell, Patrick" <PCaldwell@washoecounty.gov>, "Pierce, Rob" <RPierce@washoecounty.gov>, Washoe311 <Washoe311@washoecounty.gov>

Board members,

We are residents living at 3475 Rolling Ridge rd. We live adjacent to proposed church location and very against having a commercial building built here. There is not enough room on our small street to accommodate the traffic that the church is going to bring. The church says it will have a 154 space parking lot. Rolling Ridge rd. is only 1300' long, which only hold only 65 cars at 20' a car. This will overload our quiet neighborhood. The church says the sanctuary it can hold 500 people, which in my opinion the parking is not big enough to hold. That means, that the overflow will be on our street. If one car were to park on each side of the street, it would leave enough room for one way traffic only. We have no sidewalks, so pedestrian traffic will have to walk in street. Making this is dangerous for all involved. The street has a very steep incline that would also make it even more hazardous during the winter, which we have had several inches of snow on it every year. The church is not in a good location for safety of our community.

The church talks about having a retention pond at bottom parking lot. The hydrologist at the community meeting said that the pond wouldn't be big enough for all run off per plan. The pond will collect vehicle fluids and asphalt pollutants, and the overflow will run down our landscape creek running through our property and others below us. This will pollute the land and ground water including our wells.

This is a nice quiet residential community, and it won't be if a 15,000 square foot commercial building with 154 parking spaces is brought in.

Thank you,

Craig and Cathy Goodfellow

The two photos below show how narrow our street is. The first is at the beginning of Rolling Ridge rd. and the second is at the end, church entrance.



Begin forwarded message:

From: Cindy Hardin <clhardin_1956@hotmail.com>

Subject: Fw: Letter to County Commission regarding Special use permit #WSUP25-0013

To: "rpierce@washoecounty.gov" <rpierce@washoecounty.gov>

PROPOSED DEVELOPMENT - SANCTUARY OF GOD CHURCH

SPECIAL USE PERMIT CASE NUMBER – WSUP25-0013

My name is Tom Hardin, and I am here representing my wife Cindy and our family. We live at 3420 Rolling Ridge Ct.

I think the board has been presented with all the facts necessary to make a proper decision. But the decision cannot be based on facts alone. You also must consider the quality of life that will affect our small neighborhood. Presently, it is a quite safe and friendly neighborhood. Rarely do I lock our vehicles and occasionally leave my house open.

We have lived here for over 33 years and bought our house with the intention of never leaving. We worked hard and saved our money to find the right area to live.

It has always been the intention for the neighborhood to be parceled into one acre lots. That was the selling point for us.

Rolling Ridge Rd is narrow and decaying, no sidewalks or streetlights and will need extensive work to widen and upgrade for excessive traffic.

The concerns are:

1. Heavy traffic
2. Traffic noise
3. Litter
4. Pollution
5. Safety and Crime

Please take all these points into making the proper decision to maintain our quality of life. As elected officials, taking in all of the information I hope you make the proper decision.

Thank you

Begin forwarded message:

From: Michael Marquiz <mmarquiz@gmail.com>

Subject: Addendum to Previous WSUP25-0113 Comments **Date:** October 1, 2025 at 10:31:29 AM PDT

To: kjulian@washoecounty.gov, peter@cpnv.com, Leo Horishny <leohorishny@gmail.com>, pcaldwell@washoecounty.gov, rpierce@washoecounty.gov, washoe311@washoecounty.gov **Cc:** jherman@washoecounty.gov

Dear Board of Adjustment Members,

In the Board of Adjustment Staff report prepared by Mr. Eric Young and his staff there are several critical items that merit your consideration for further investigation:

- On page 7 of the report it states:

"The additional traffic that the use is expected to generate is not significant enough to warrant a full traffic analysis. However, the additional traffic on Sundays and other days of full operation, even below the threshold for additional analysis, will certainly result in a change to the local community's character. ... Staff does not have any empirical data to indicate the nature of the change the project will bring to the surrounding area."

The staff's conclusion on this point is based on the Trip Generation Study in Exhibit F of the report. However, these conclusions fail to take into account that the traffic could occur every day of the week, not just primarily on Sundays. Regular and Special events (e.g. weddings, funerals, bible study, seminars, daytime and nighttime services, daycare, classes, etc.). Golden Valley Road is the *major arterial street" for Golden Valley residents and sees

significant traffic in the mornings as folks commute to work and schools in the area, and in the afternoons and evenings as schools finish for the day and folks commute home at the end of the workday.

- On page 14 of the report it states:

"All roadway improvements necessary (including but not limited to, curb, gutter, sidewalk, signing and striping, driveway access, and street lighting) to serve the project shall be designed and constructed to County standards and specifications to the satisfaction of the County Engineer."

There is no specific mention of any required improvements to Rolling Ridge Road or to the intersection of Rolling Ridge Road and Spearhead Way. This is a glaring omission and can be seen in the images of these streets from my previous email to the Board on this matter. With a maximum occupancy of 531 people, 400 for services, and 154 parking spaces, imagine the traffic nightmare that awaits folks as they enter or exit the proposed Church from a single-entry/single-exit point on Rolling Ridge Road. Further, what is also missing is addressing concerns about overflow parking and its impact to the folks on Golden Valley Road, Rolling Ridge Road, Opal Station Drive, Opal Station Drive Private Road, and Spearhead Way.

- On page 113 of the report it states:

"Traffic generated by the new project will have a negligible impact on the adjacent street network, particularly as the peak hours of traffic will occur on Sunday morning. ... Due to the low number of trips (less than 80 peak hour trips) estimated to be generated by this project, the need for additional traffic analysis is not required per Washoe County Requirements.

Here the evaluator is predicated his/her conclusions on primary activity occurring on Sundays. As mentioned previously in the rebuttal to the first bullet point, assuming Sunday-only activity is short-sighted and grossly underestimates the impact on the adjacent streets, especially Rolling Ridge Road.

- On page 115 of the report it states:

" .. East Golden Valley Road which is the Minor arterial for the area (running east/west)...I am familiar with this area and the existing one-way and two-way stop controls appear sufficient for controlling traffic for the existing roadway intersections, and this project."

The evaluator refers to Golden Valley Road as a Minor arterial for the area, but everyone who lives here knows that it is the Major Arterial for Golden Valley residents. Further, the evaluator fails to extrapolate that several hundred cars (154 from a full parking lot plus any overflow cars on adjacent streets) will create a traffic nightmare on the adjacent roadways, especially for the folks on Rolling Ridge Road and Spearhead Way; thereby challenging the evaluator's assumption that the one-way and two-way stop controls appear sufficient. These assumptions become ever more dangerous when one looks at the icy roads during our winter months.

Hopefully you will see that all of these warrant a rejection of the proposal as it currently stands.

Sincerely,
Michael Marquiz

Begin forwarded message:

From: Sandra Herrera <sandra.herrera93@gmail.com>

Subject: Opposition to Special Use Permit – Sanctuary of God Church (Northstar Ranch Area)

Date: October 1, 2025 at 5:56:46 PM PDT

To: kjulian@washoecounty.gov, "peter@cpnv.com" <peter@cpnv.com>, Leo Horishny <leohorishny@gmail.com>, pcaldwell@washoecounty.gov, rpierce@washoecounty.gov, Washoe311 <Washoe311@washoecounty.gov>

October 1, 2025

Dear Members of the Board of Adjustment,

I am writing to you as a resident of the Northstar Ranch neighborhood to formally oppose the Special Use Permit application for the proposed Sanctuary of God Church. The placement of this project directly within a residential area would have serious negative impacts on the safety, character, and property values of our community.

As you know, before a Special Use Permit can be approved, all four findings under Section 110.810.30 must be found to be true. In this case, they cannot be met:

(a) Consistency

The proposed Sanctuary of God Church is not consistent with the Master Plan or the North Valleys Area Plan. These plans emphasize protecting neighborhood character, safety, and quality of life. Allowing a large institutional use in this location undermines those goals and places an incompatible use directly in the middle of a residential neighborhood.

(b) Improvements

Adequate roadway improvements and infrastructure have not been provided. Our neighborhood streets — Opal Station Drive, Rolling Ridge Road, Spearhead Way, and Golden Valley Drive — are already overburdened. I have contacted the City of Reno multiple times to report contractors and warehouse workers cutting through our streets, speeding, and ignoring traffic laws. The only response has been to install “Neighborhood Access Only” signs, which have done nothing to stop the dangerous traffic. Adding a church will significantly increase traffic volumes without any meaningful roadway improvements or safety measures.

(c) Site Suitability

This site is not physically suitable for a high-traffic assembly use. A church does not belong in a quiet residential neighborhood of small-lot homes with narrow two-lane streets and limited access points. I regularly encounter speeding cars while walking with my children and dogs. Residents are often tailgated as they wait for oncoming traffic to clear so they can enter their driveways, or challenged by drivers racing through as they back out. These unsafe conditions already exist today, and the addition of church traffic will only worsen them. This is not the environment that families should have to endure in their own neighborhood.

(d) Issuance Not Detrimental

Issuing this permit would be detrimental to the health, safety, and welfare of nearby residents. Existing traffic and safety issues have not been resolved, and the proposed use will add more congestion, risk, and disruption. It will lower property values, diminish quality of life, and permanently alter the quiet residential character of Northstar Ranch. Placing a large church at this location is incompatible with the safety and well-being of the surrounding community.

For these reasons, I respectfully urge the Board of Adjustment to deny the Special Use Permit for the Sanctuary of God Church. Our neighborhood should not have to sacrifice safety, property values, and residential character because of a project that is better suited to a location with proper infrastructure and road capacity.

Thank you for your time and consideration.

Sincerely,

Sandra Herrera
Resident, Northstar Ranch