

Washoe County Board of Adjustment



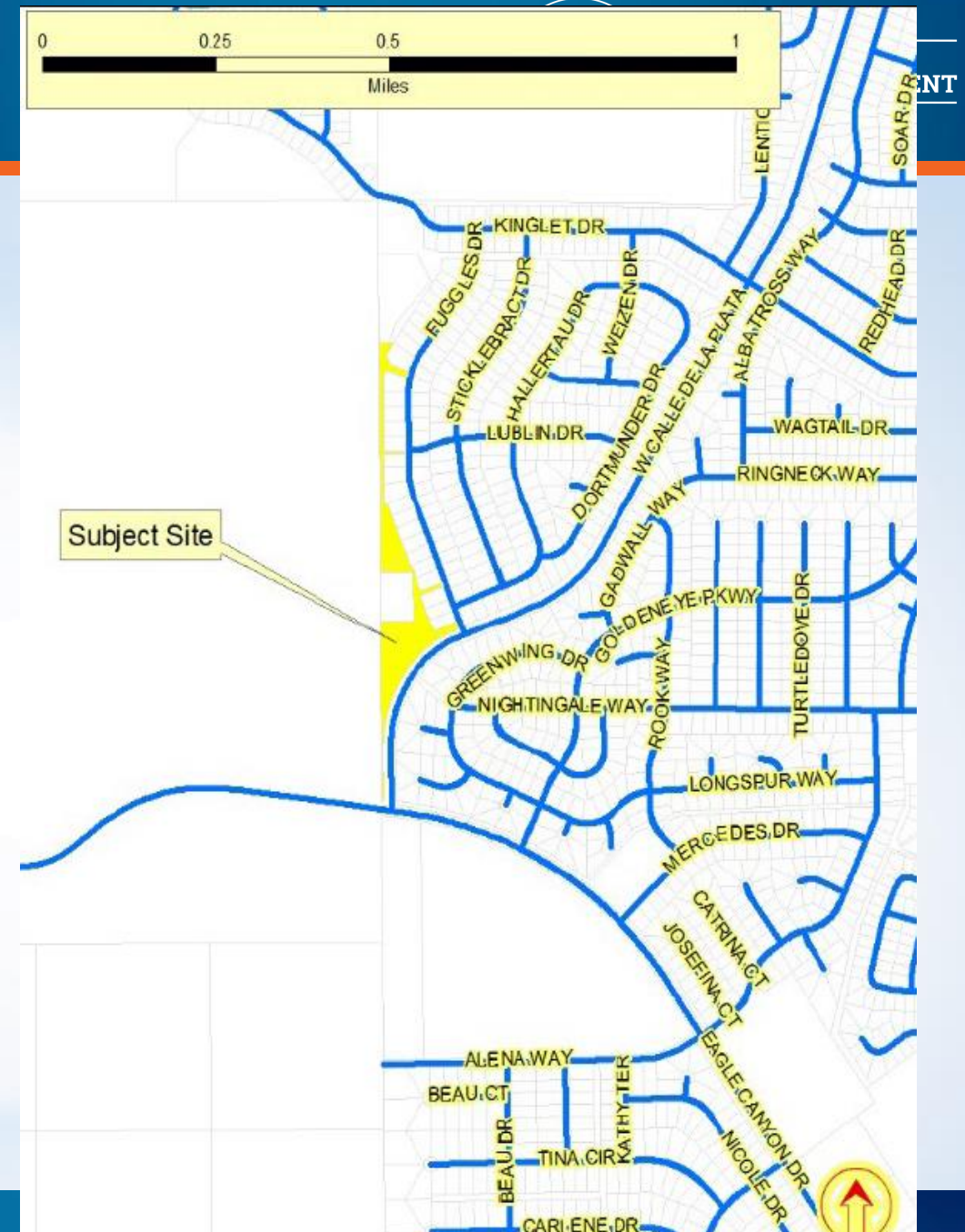
**COMMUNITY
SERVICES DEPARTMENT**

WAC25-0003 (Eagle Canyon North Permanent Flood Control) for WSUP21-0027

June 5, 2025

Background

- Spanish Springs Planning Area
- Three Parcels: 530-830-03; 530-620-05; 530-620-02; approximately 10- acres total
- In 2021, the Board of Adjustment approved a Special Use Permit (WSUP21-0027), with conditions of approval, for major grading improvements of an existing flood control facility.



Amendment Request



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Condition 1.c.i.: Boulders of at least 24” in diameter shall be placed along the entire perimeter of the project site. Boulders shall be spaced not more than 48” apart.

Condition 1.c.ii.: A chain-link fence of at least 6 feet in height shall be constructed surrounding the detention pond area. All materials shall be non-reflective.

Condition 1.c.iii.: Boulders of at least 36” in diameter shall be placed to inhibit vehicular access at all trails, paths and roads adjacent to the project site, with the exception of roads required for maintenance vehicles. Access to roads required for maintenance vehicles shall be gated.

Site Plan



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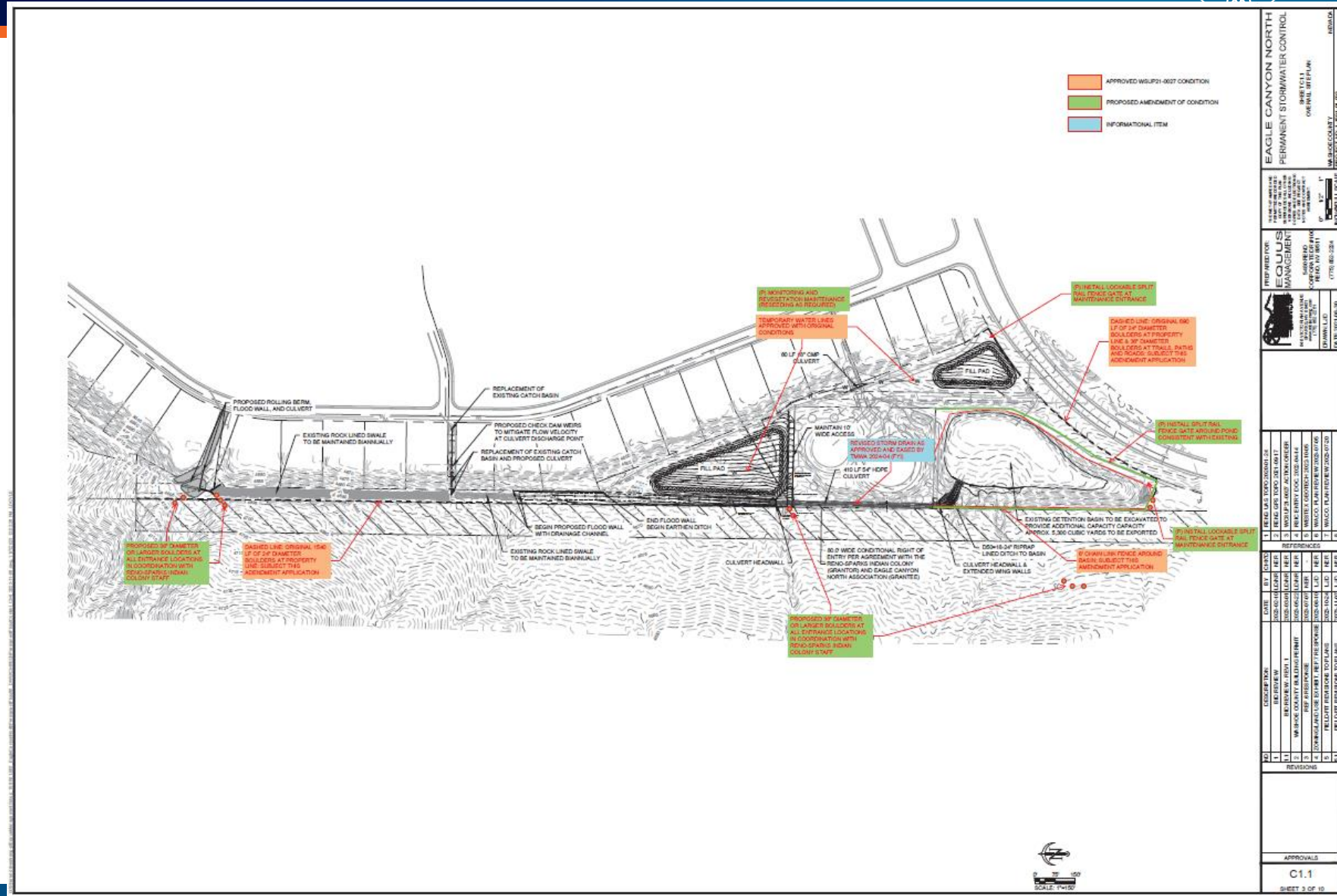
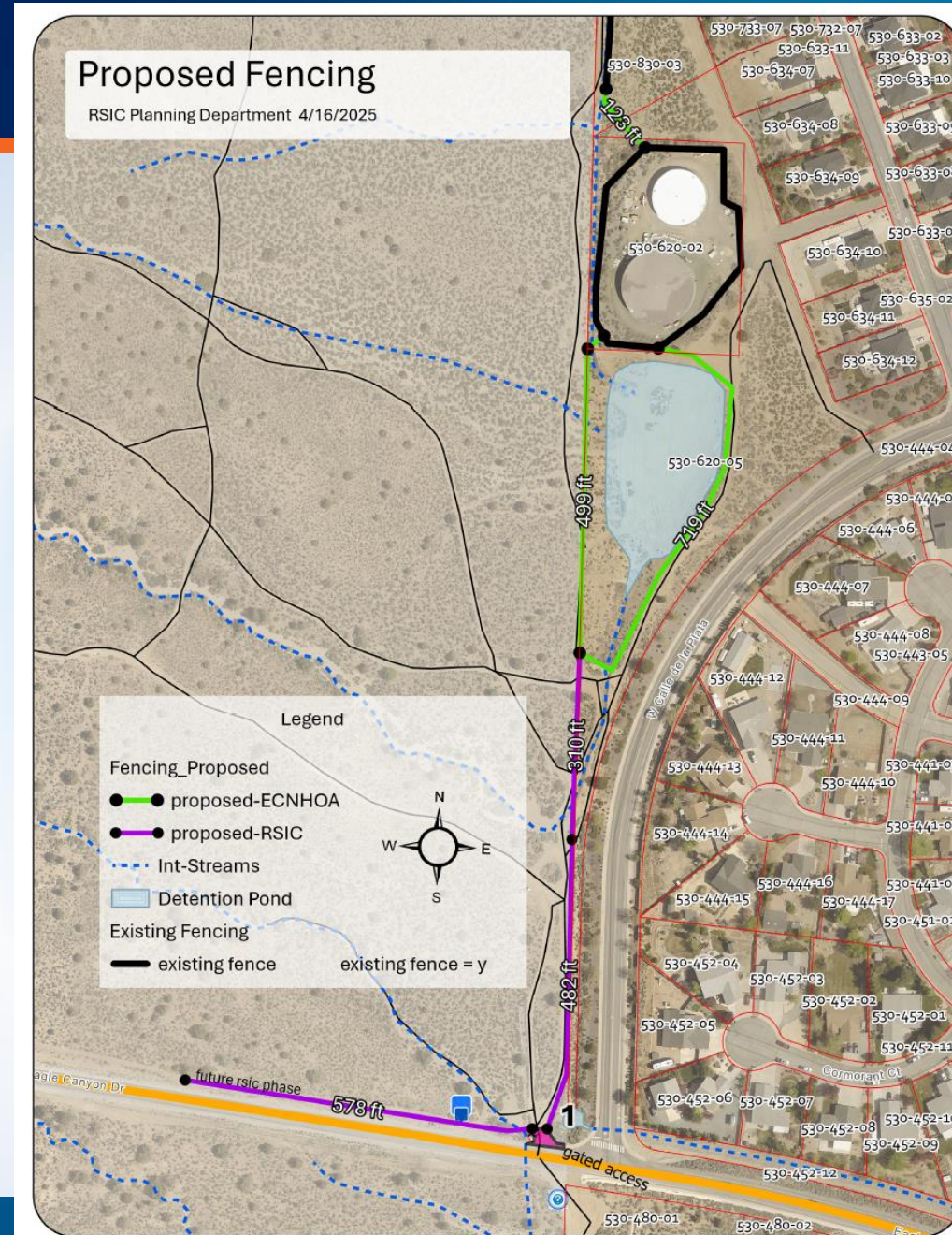


Exhibit E



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Recommended Conditions Amendments



Staff is recommending that condition 1(d) be amended to read as follows:

d. To inhibit off-highway vehicular access to the project site, construction plans shall include:

- ~~i. Boulders of at least 24" in diameter shall be placed along the entire perimeter of the project site. Boulders shall be spaced not more than 48" apart.~~
- ~~ii. A chain link fence of at least 6 feet in height shall be constructed surrounding the detention pond area. All materials shall be non-reflective.~~
- ~~iii. Boulders of at least 36" in diameter shall be placed to inhibit vehicular access at all trails, paths and roads adjacent to the project site, with the exception of roads required for maintenance vehicles. Access to roads required for maintenance vehicles shall be gated.~~
- i. A split-rail fence reinforced with steel bollards or posts at critical access points, at least 4 feet in height with lockable gates including Knox Box emergency access approved by the Truckee Meadows Fire Protection District shall be constructed surrounding the detention pond. All materials shall be non-reflective.**
- ii. No boulders shall be placed on the boundary line with Reno Sparks Indian Colony land. In collaboration with RSIC and the Eagle Canyon North HOA, the applicant shall extend the split rail fence from the detention pond [designed as specified in Condition 1.c.ii.] south to Eagle Canyon Drive, along the entirety of the shared parcel boundary.**

Reviewing Agencies



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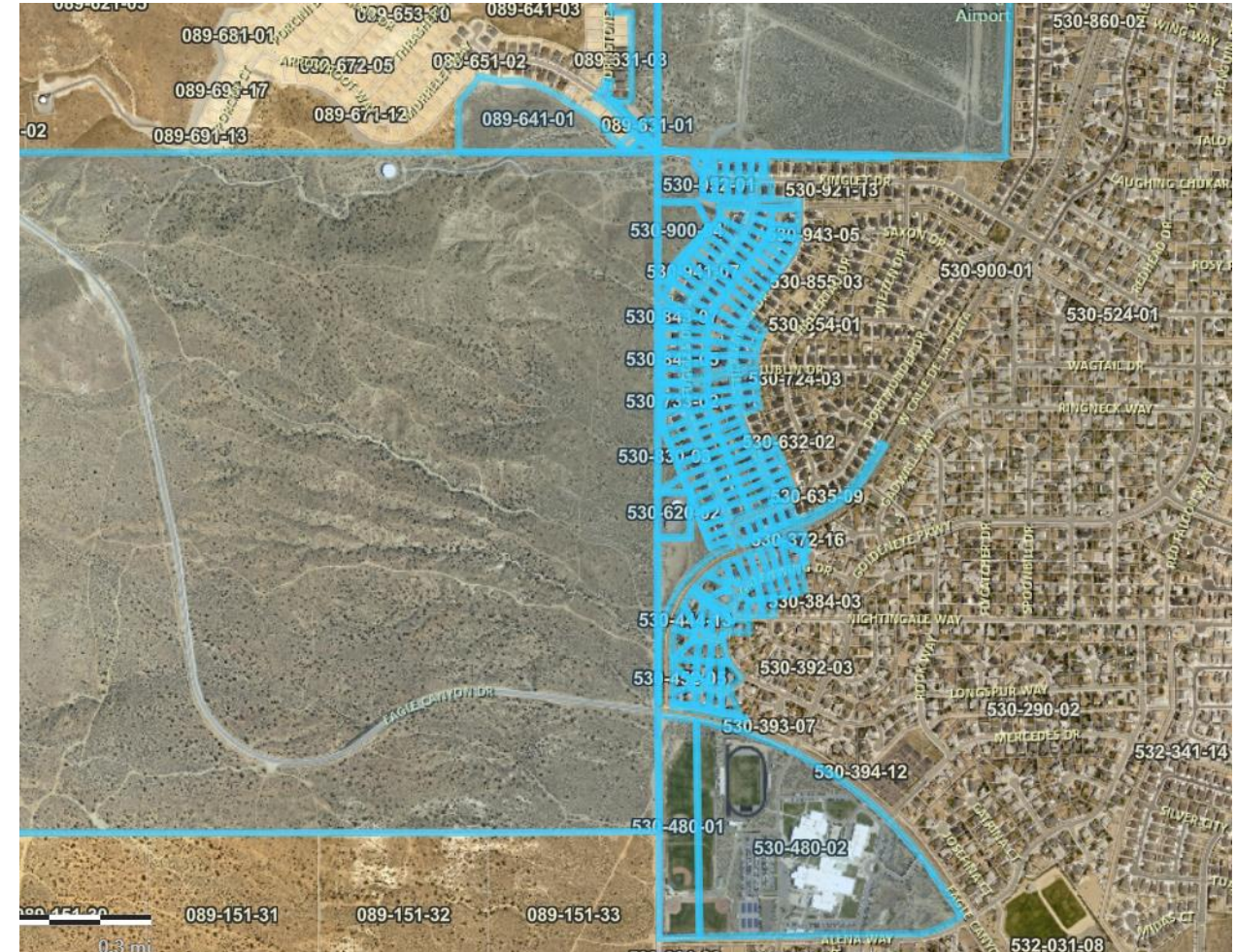
Agencies <input type="button" value="v"/>	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X		
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov ; Janelle Thomas, jkthomas@washoecounty.gov
NNPH Air Quality	X			
NNPH EMS	X			
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov ; Wes Rubio, wrubio@washoecounty.gov ; David Kelly, dakelly@washoecounty.gov
TMFPD	X			
Washoe County School District (All TMs)	X			
Washoe-Storey Conservation District	X			
Reno/Sparks Indian Colony	X	X	X	Candace Stowell, cstowell@rsic.org

Public Notice



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- 154 property owners noticed
- No public comment



Staff is able to make all required variance findings as set forth in Washoe County Code Section 110.810.30.

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
- (b) 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;
- (c) Site Suitability. That the site is physically suitable for improvement and expansion of existing flood control facilities, and for the intensity of such a development;
- (d) 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;
- (e) 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.

Staff recommends approval and provides the following 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 Amendment of Conditions Case Number WAC25-0003 for Equus Management Group, 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

Courtney Weiche, Senior Planner
Washoe County CSD – Planning Division
cweiche@washoecounty.gov
775-328-3608



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