

Boulder Bay Roadway Abandonment and Variance Request

**Washoe County Planning Commission Hearing
June 1, 2021**



Project Background – A Lengthy Process



Project Background – Positives of Request

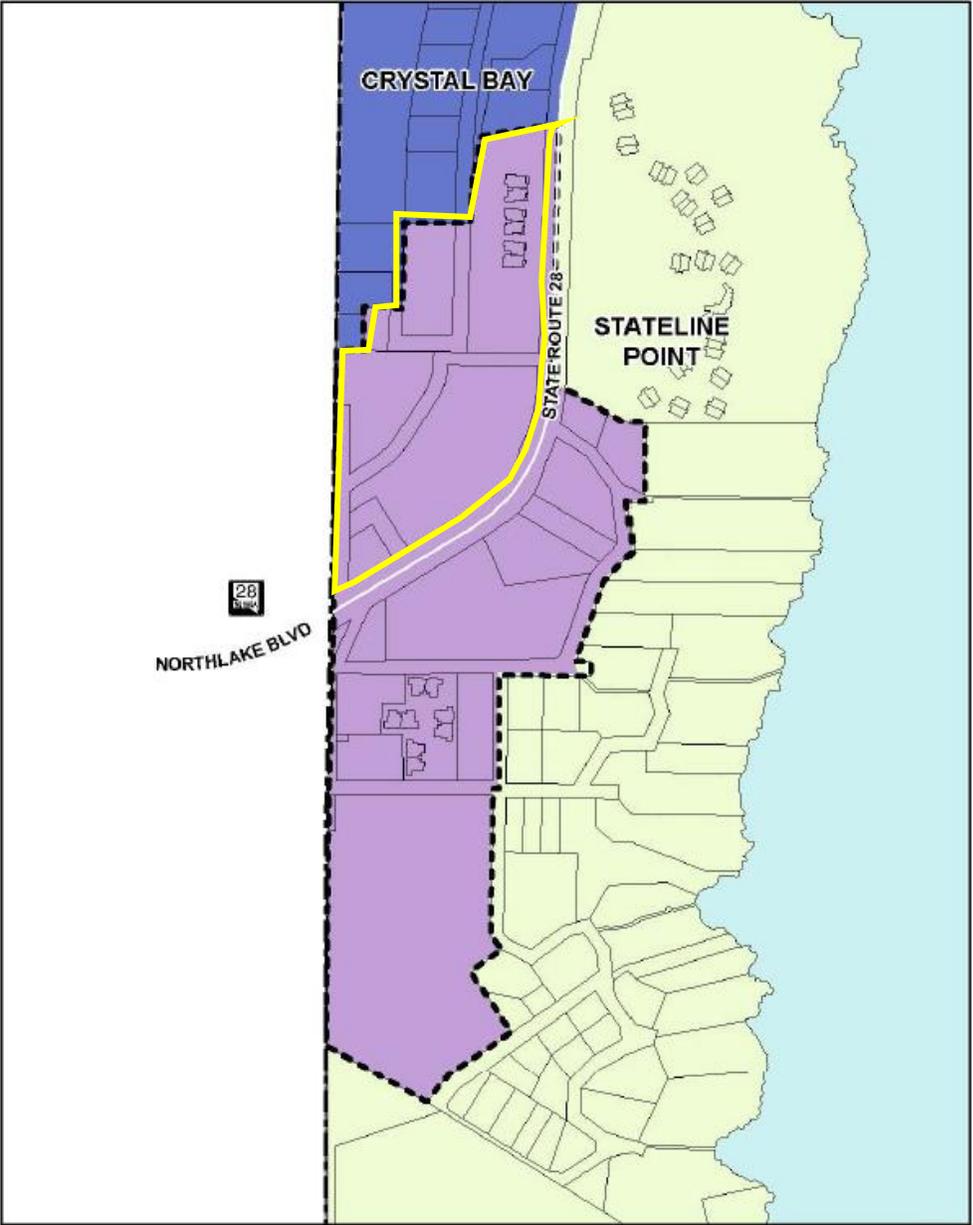
The abandonment and variance of the roadways was previously approved in 2009 to help provide for a rejuvenated project at the Tahoe Biltmore and Tahoe Mariner properties.

The abandoned and realigned roadways helped to:

- Create safer roadway grades than currently exist
- Eliminate four (4) existing downhill stop conditions on steep slopes
- Increase roadway widths over what currently exists
- Create a safer pedestrian environment with inclusion of privately maintained pathways
- Eliminate the existing Reservoir Road intersection with SR28, per NDOT Permit requirement
- Separate Wassou Road from the Tahoe Biltmore parking lot (per Community and Area Plan policy)
- Put a better stormwater/environmental control system in place to meet TRPA BMP requirements.

Zoning

Crystal Bay Tourist Regulatory Zone



CRYSTAL BAY TOURIST
Regulatory Zoning

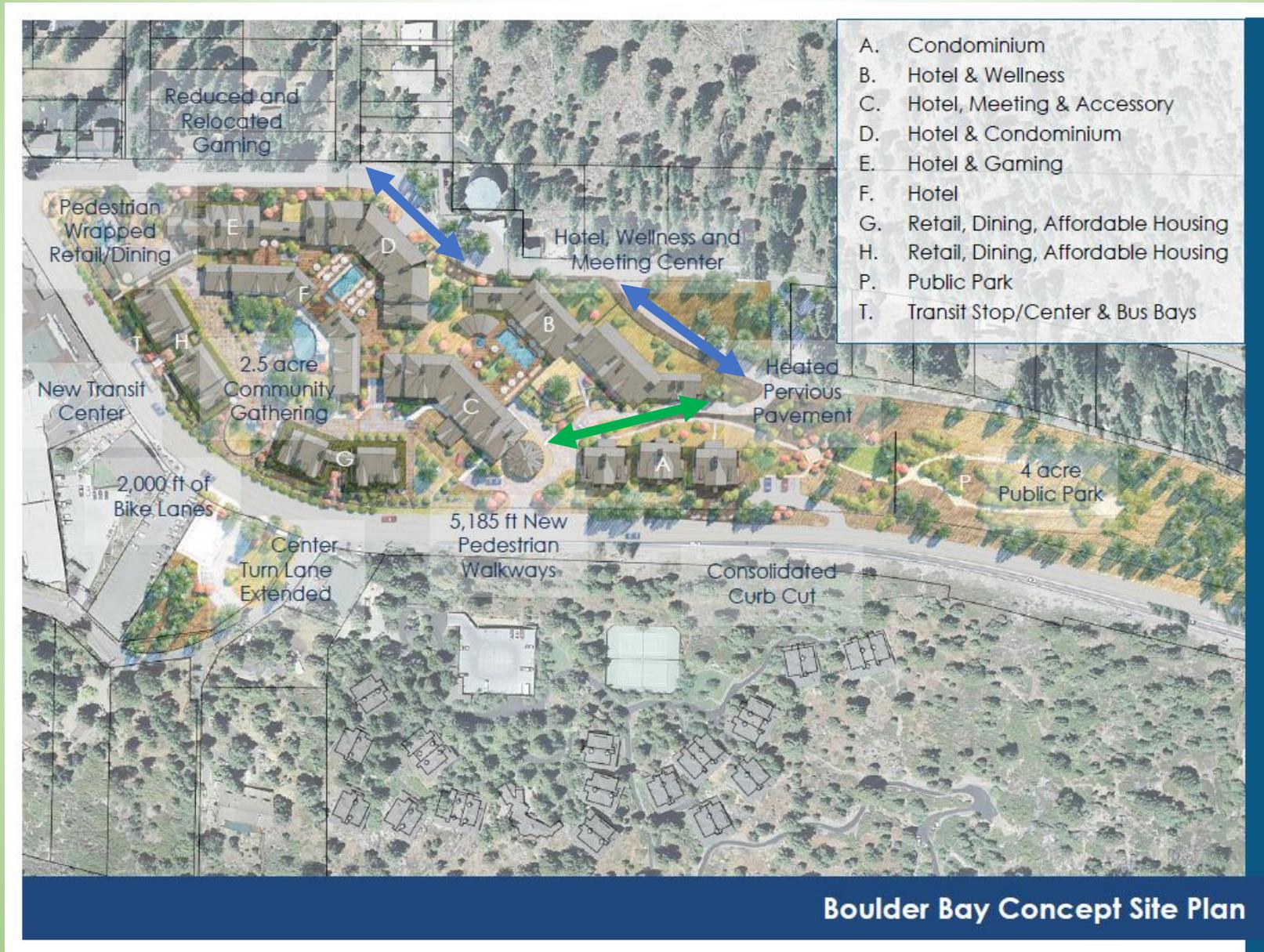
SPECIAL AREAS
SPECIAL EVENTS AREA
TOWN CENTER

NORTH

Washoe County, NV

Figure 110.220.04 Crystal Bay Tourist Regulatory Zone Location Map

Previous Roadway Realignment Plan (Approved in 2009)

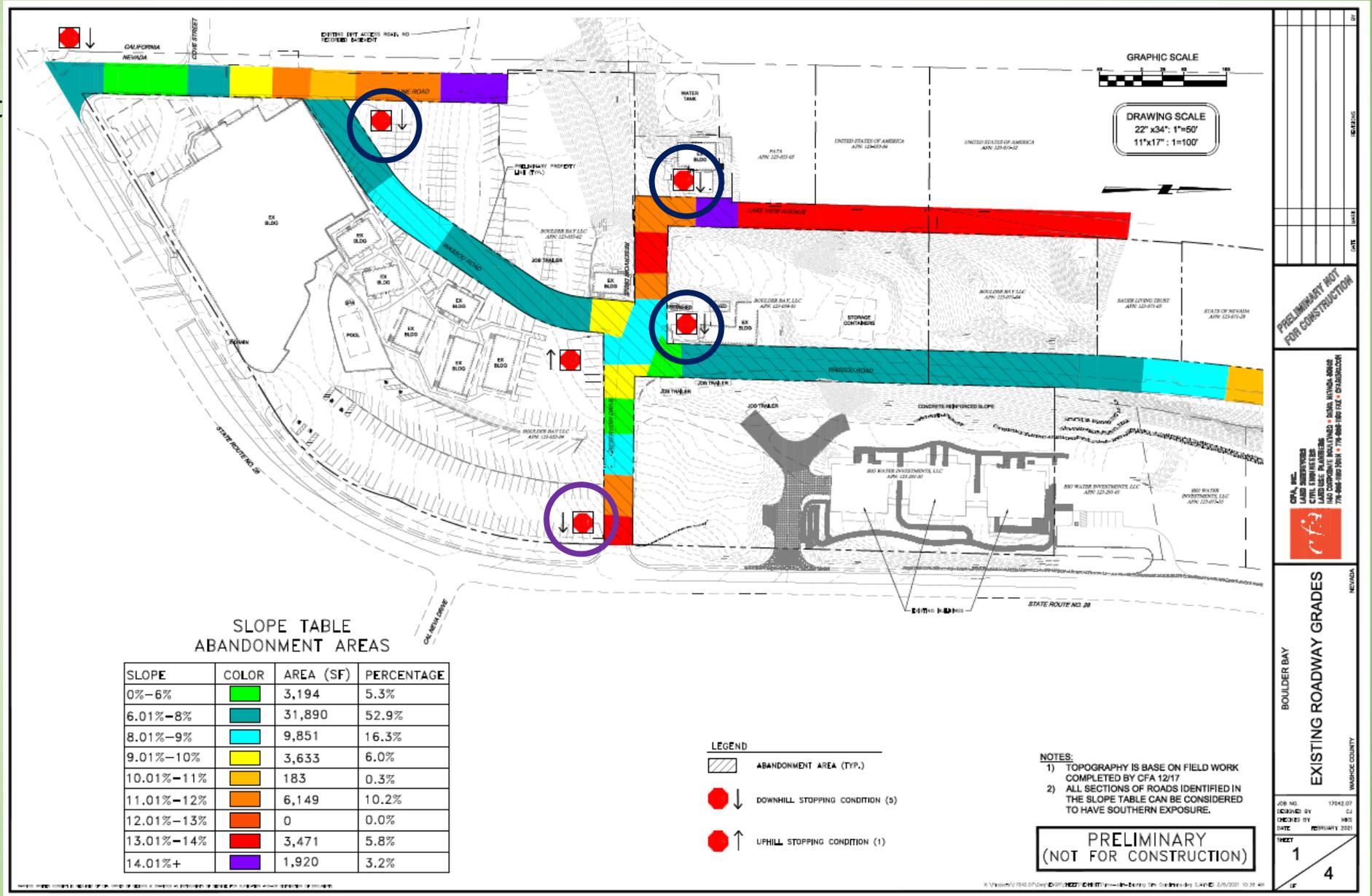


Existing Road Conditions and Downhill Stop Condition Locations

Requested abandonment of portions of:
 Wassou Road
 Reservoir Road
 Lakeview Avenue and
 Sliver of Stateline Road

Steep Slopes and many
 Downhill stop conditions

Applicant will be removing all of the steeply sloped existing downhill stop conditions



Existing Steep Road Conditions – Lakeview and Reservoir



13-14+% Slopes on Lakeview Avenue at Reservoir Road (where car crashed)

SLOPE	COLOR
0%–6%	■
6.01%–8%	■
8.01%–9%	■
9.01%–10%	■
10.01%–11%	■
11.01%–12%	■
12.01%–13%	■
13.01%–14%	■
14.01%+	■



13-14% Slope section on Reservoir Road Lakeview Ave Intersection in background



Dangers of Downhill Slope Conditions (Lakeview to Reservoir Road)

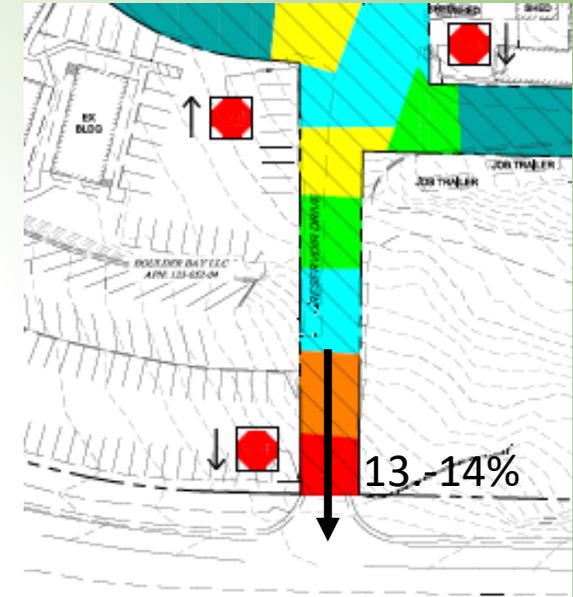


Recent Crash into Guard Rail within last month+/-

Downhill Stop Condition – Reservoir Road/Hwy 28



Intersection of SR 28 & Reservoir Road



SLOPE	COLOR
0%–6%	Green
6.01%–8%	Teal
8.01%–9%	Cyan
9.01%–10%	Yellow
10.01%–11%	Orange
11.01%–12%	Red-Orange
12.01%–13%	Red
13.01%–14%	Red
14.01%+	Purple

Wassou Road – Parking Lot Confusion and Dangers

NSCP.5.1.4 Wassou Road should be clearly defined and delineated as separate from the Biltmore parking lot.

North Stateline Community Plan, 1996

Project T-4: Wassou Road Delineation

Clearly define and delineate Wassou Road as separate from the Biltmore parking lot.

Washoe County Tahoe Area Plan (DRAFT) 2020



Result of unspecified roadway and TART Bus Collision on Wassou Road/Parking Lot Area



Narrow Area Roads with No Pedestrian Paths



12+ foot wide sections of road exist on Wassou Road
Section shown is north of the project area but shows general existing roads in area

Variance Request

Section 110.436.15 Authorization of Alternative Standards. The following situations may result in the use of alternative standards:

- (a) In instances where unique topographical or other physical constraints suggest the use of streets and associated systems that are not provided for in this article, the County Engineer may authorize alternative standards, provided that the alternative standards are equivalent standards in accordance with accepted engineering practices, the *Standard Specifications for Public Works Construction*, and the *Standard Details for Public Works Construction*.
- (b) In instances where the street or road is on or eligible for inclusion on the Regional Road Impact Fee (RRIF) Network, these standards do not apply. Prior to commencing planning or design of RRIF Network facilities, a developer shall contact the County Engineer who will convene a meeting with the developer and the Regional Transportation Commission staff to establish appropriate design standards and provide guidance on a RRIF credit agreement application.

Section 110.804.25 Findings. Prior to approving an application for a variance, the Board of Adjustment, the Planning Commission or hearing examiner shall find that findings (a) through (d) apply to the property and, if a military installation is required to be noticed, finding (e):

(a) **Special Circumstances.** Because of the special circumstances applicable to the property, including either the:

- (1) Exceptional narrowness, shallowness or shape of the specific piece of property, or
- (2) By reason of exceptional topographic conditions, or
- (3) Other extraordinary and exceptional situation or condition of the property and/or location of surroundings,

the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;



NDOT Encroachment Permit #205047

725

PERMIT MUST BE POSTED AT JOB SITE OR WORK WILL BE SUSPENDED

Fee: \$500.00	Permit No.: 205047
Wilepost: SR-28 (WA 10.85-10.87)	District: II
System No.: 205047-10	
Applicant: Roger Wittenberg (Boulder Bay)	
Description of Work: Construct an NDOT Type 4 approach w/valley gutter, slotted drain & type 5 & 6 curbing.	
NDOT ORDER: 20151041	
FOR DEPARTMENT USE ONLY	

REVOCABLE APPLICATION AND PERMIT FOR OCCUPANCY OF NEVADA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY (Under the provisions of NRS 408.423, 408.210 and NAC 408)

- Location where excavation, construction, installation and/or occupancy is proposed

SR 28	14 SR 28, STATELINE AVENUE
Local name of highway	Street address or nearest cross street
- Describe in detail the type and scope of work; capacity or size of facility; stages and time frame for development; scheduled dates for start and completion. Attach 4 sets of detailed plans or drawings.

Developer will construct 20 linear feet of type 6 curb and gutter, and 60 linear feet of concrete valley gutter in the NDOT ROW. Project will construct a Category IV Driveway entrance to support the project

ADDITIONAL TERMS AND CONDITIONS

- All work performed under this permit and under routine and emergency maintenance will be in accordance with the current editions of the *State of Nevada, Terms and Conditions Relating to Right-of-Way Occupancy Permits (2015)*, the *State of Nevada, Standard Specifications for Road and Bridge Construction (2014)*, the *State of Nevada, Standard Plans for Road and Bridge Construction (2010)*, the National Electrical Safety Code, the American Association of State Highway and Transportation Officials (AASHTO) publications, "A Guide for Accommodating Utilities within Highway Right-of-Way" (2005) and "A Policy on the Accommodations and Installation of Utilities on State and Federal-Aid Highways, within the State of Nevada" and will be accomplished to the satisfaction of the District Engineer. All construction will be in conformance with the requirements, rules, and regulations of the State of Nevada Public Utilities Commission, the State of Nevada Industrial Insurance System and the State of Nevada Labor Commission. NDOT's Standard Plans and Specifications are available for purchase at the District II Office.
- On SR-28 (Tahoe Blvd.) between HES "X2" 851+23 18' Rt. (WA 10.85 / 16.03) and HES "X2" 852+23 18.40 Rt. (WA 10.87 / 16.05), saw cut (1' max) and remove existing curb & gutter. Construct a modified NDOT Type 2 Approach with NDOT Type 1 Valley Gutter, Slotted Drain and NDOT Type 5 & 6 Curb & Gutter. Install stop bar and stop sign. Reinstall all guide post removed during construction. All work shall be in accordance with plans submitted by Lumos & Associates and NDOT Standards and Specifications. Any conflicts between the attached plans and NDOT Standards and Specifications shall be documented in writing and submitted to the Permit Office for acceptance prior to implementation. Written requests to deviate from NDOT Standards and Specifications must identify the standard, identify the proposed deviation, identify any proposed mitigation, suggest how proposed deviation and mitigation meets the intent of NDOT Standards and Specifications and suggest why the deviation is reasonable and safe. Deviation letters must be stamped by an engineer registered in the State of Nevada.
- The design deviation letter titled "Design Waiver Requested: Modification of a Type 5 Driveway Approach

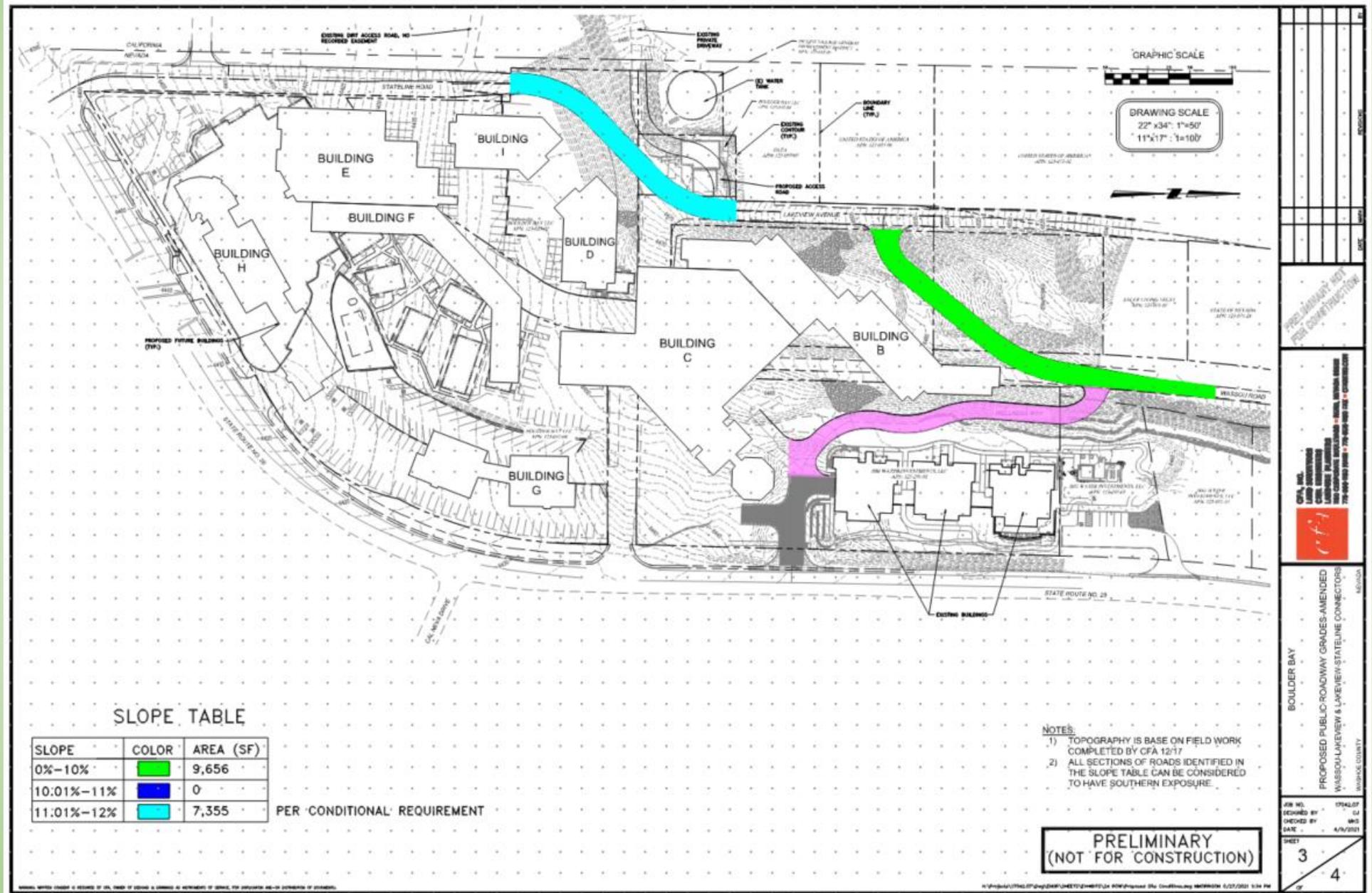
4. Approach, located at Station 851+72.58, is for the use of up to eighteen (18) multi-family condo style units in Building "A". This is considered the West Boulder Bay Phase 1. Any subsequent development phases shall require an amendment to this permit, and the realignment of Reservoir Road and abandonment of the Reservoir Road approach.

THE PERMIT SHALL BE SIGNED AND RETURNED TO THE DISTRICT OFFICE.

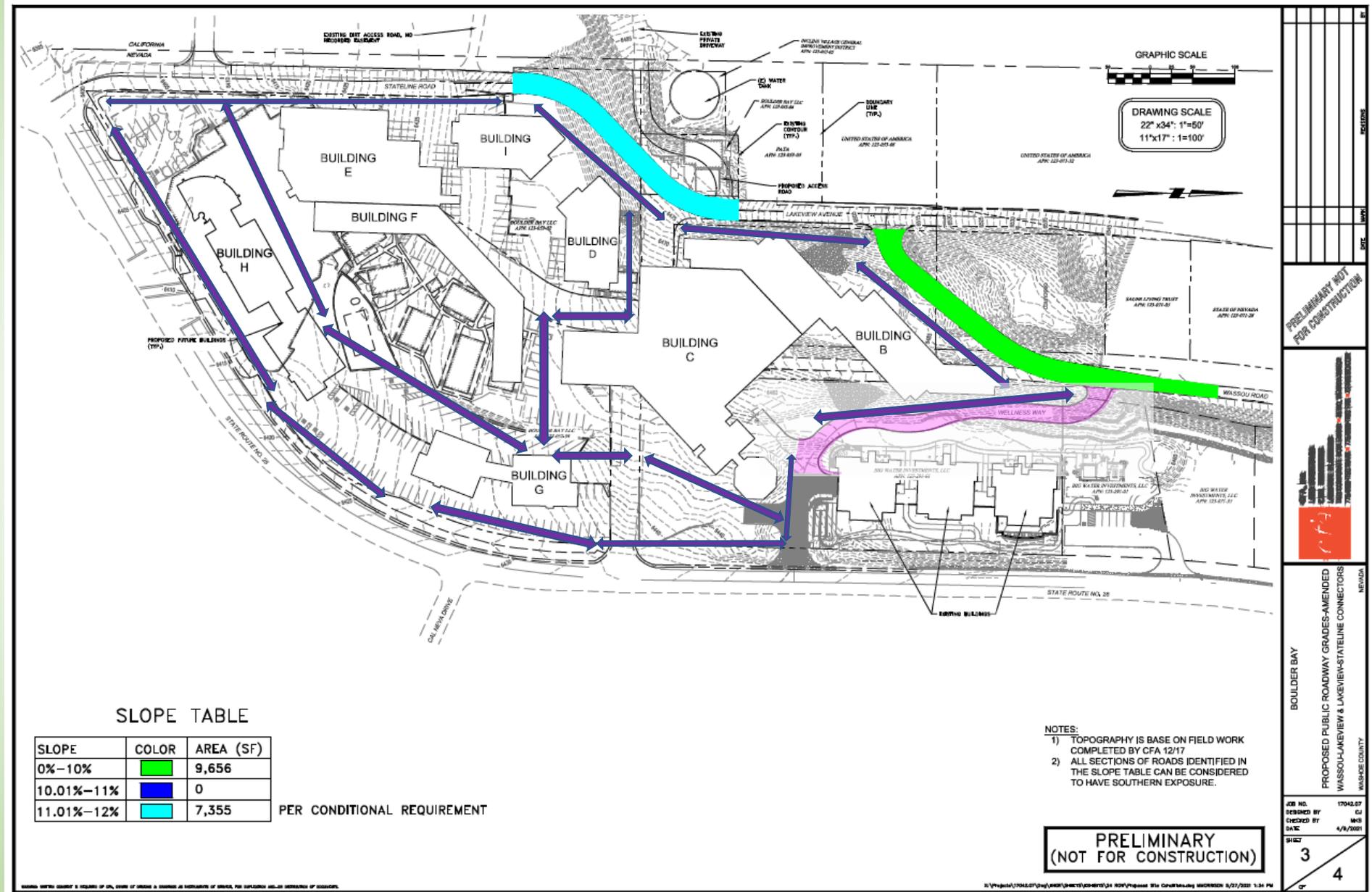
Name of PERMITTEE (Type or Print): Roger Wittenberg	Signature of PERMITTEE: Roger A. Wittenberg
Address: P.O. Box 6622	Title: Owner
City, State, Zip: Incline Village, NV. 89451	Phone No.: 775-831-2369
Phone No.: (775) 831-2369 (NA)	Date of Application: 6/10/16
Fax No.:	Permittee's I.D. No. or Parcel No.: 123-071-034

- At the start of proposed activities, PERMITTEE shall ensure that permit activities are ceased and the Right-of-Way has been prepared and is safe for weather related maintenance activities and motorists.
 - Prior to construction of permitted work, PERMITTEE will deposit with State a performance bond or other undertakings satisfactory to State of Nevada, in the amount of the Engineer's estimate plus ten percent (10%), to ensure completion of the permit work. The bond shall remain in place until all the work in the Right-of-Way has been completed to the satisfaction of the Nevada Department of Transportation.
 - Maintenance and repair of the appurtenances installed under this permit shall be the responsibility of the PERMITTEE into perpetuity.
- (Continued on page 3)
- Initial: [Signature]
Date: 6/23/17

Proposed Roadway Connections/Grades



CONCEPTUAL PEDESTRIAN ACCESS



Questions?



Extra Slides (if needed)

